

\$1,970,000 - 258027 166 Avenue W, Rural Foothills County

MLS® #A2171174

\$1,970,000

4 Bedroom, 4.00 Bathroom, 2,638 sqft
Residential on 2.83 Acres

NONE, Rural Foothills County, Alberta

Welcome to this absolutely fabulous custom built executive bungalow on 2.83 acres in the prestigious Priddis area of Foothills County. Nearly a brand new build, just finished this year. Luxury acreage living with 4 bedrooms, 3 ½ bath, 2638 sqft bungalow with 2522 sqft fully finished walkout basement, 42'x25' oversized triple garage plus 850 sqft unfinished loft above the garage. Loaded with unique features including ICF concrete foundation in basement and main floor, triple pane windows throughout, vaulted 18' ceiling plus 10' ceilings on main and 9' ceilings in basement, in-floor heat in garage and mudroom, high-end Fulgor Milano appliances, wood burning stove and huge oversized windows with perfect views throughout. Upon entry the spacious foyer with 15' ceiling leads you into the beautiful open living area with luxury vinyl flooring, 18' vaulted ceiling and cozy wood burning stove. The wall of windows in the living has double patio doors that links to the huge outdoor living space and is perfect for entertaining family and friends. The chef's kitchen with high-end Fulgor Milano appliances with 6 burner gas stove and double oven, double fridge and freezer, microwave drawer, large island with quartz counters and modern open shelving is a wonderful space for the family to gather. The large primary bedroom features a lovely sitting area, 5pc ensuite with



heated floors, oversized fully tiled shower, soaker tub, his and hers sinks and perfect handpicked black hardware and lighting. The large walk-in closet also connects to the laundry room with loads of storage room. Further on the main includes a great front office/den with built-in desk and bookshelves, pantry, large mudroom with direct access to the front and garage and has infloor heat and loads of coat closets. The walkout basement is sure to impress from the lighted stairs to the theater room, bar built-in with dishwasher & sink and a large rec room space for enjoying time with family and friends watching the game. 2 huge kids' bedrooms with a 5pc double vanity shared bathroom, guest bedroom with another 4pc bath and second laundry area. Dual furnaces, one for each level, controlled separately, water softener, dimmable lights throughout, extensive ethernet and Starlink internet. The oversized 42' X 25' garage has ICF exterior walls, in-floor heat, wifi & battery backup, silent garage openers. Above the garage is a great 850 sqft unfinished space that is roughed-in for plumbing and gas. The huge covered deck is perfect for enjoying the morning coffee or entertaining friends for dinner and the lower patio leads back into the walkout basement. Experience breathtaking valley views to the east and stunning mountain vistas to the west from this property. Fully fenced, gated and features loads of parking space, RV parking with electrical hook-up, graveled fire pit and some mature trees for privacy. Only 15 minutes to Calgary, 30 minutes to downtown Calgary, 15 minutes to Bragg Creek and easy access to Stoney Trail.

Built in 2022

Essential Information

MLS® #

A2171174

Price	\$1,970,000
Sold Price	\$1,925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,638
Acres	2.83
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	258027 166 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W2

Amenities

Utilities	Satellite Internet Available
Parking Spaces	8
Parking	Heated Garage, Insulated, RV Access/Parking, Oversized, Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Washer/Dryer, Window Coverings, Bar Fridge, Gas Stove, See Remarks, Water Softener
Heating	Forced Air, Wood Stove
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove

Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	RV Hookup
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2024
Date Sold	November 2nd, 2024
Days on Market	25
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Evolve Realty
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