

# **\$1,900,000 - 316042 160 Avenue W, Rural Foothills County**

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MLS® #A2219597

**\$1,900,000**

4 Bedroom, 4.00 Bathroom, 2,583 sqft  
Residential on 13.50 Acres

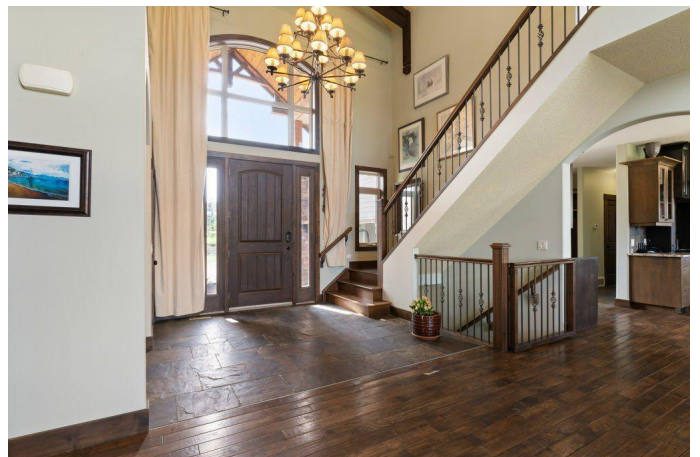
Priddis Creek Estate, Rural Foothills County,  
Alberta

Nestled in the prestigious Priddis Creek Estates, this exceptional timber frame-style, walk-out bungalow offers the perfect blend of rustic charm and modern luxury. As you approach the residence, you'll immediately note the striking architectural details and thoughtful design that harmonizes with the surrounding natural landscape.

Step inside to discover soaring ceilings and hand-hewn hickory floors that create a warm, inviting atmosphere throughout the main level. The open concept living space is anchored by one of four magnificent fireplaces found throughout the home, providing both ambiance and comfort. Expansive windows and strategically placed skylights bathe the interior with natural light while framing picturesque views of the surrounding countryside.

The gourmet kitchen flows into dining and entertainment areas, ideal for both intimate family gatherings and larger social events. Custom built-in bookcases and clever storage solutions maintain the home's elegant aesthetic while providing ample space for organization.

A sophisticated office loft offers a quiet retreat for working from home, while the walkout lower level features high ceilings, creating bright, airy



spaces that defy the typical basement feel. The lower level continues the home's commitment to luxury with additional fireplaces and seamless access to the gorgeous outdoor space.

Modern conveniences include energy-efficient in-floor heating, a recently upgraded boiler (3 yrs), comprehensive water treatment system, and on-demand hot water for ultimate comfort and efficiency. The triple garage provides abundant space for vehicles and storage, with room for recreational equipment for all your mountain adventures.

Priddis Creek Estates offers an exceptional community lifestyle with its inviting clubhouse, riding arena and network of walking/biking paths. Enjoy the serenity of country living while maintaining proximity to urban amenities. Golf enthusiasts will appreciate being minutes from the renowned Priddis Greens Golf and Country Club, while outdoor adventurers will treasure the quick access to the majestic Rocky Mountains.

This distinctive property represents a rare opportunity to embrace the coveted foothills lifestyle in one of Alberta's most sought-after communities. Experience the perfect harmony of rustic elegance and contemporary comfort in this extraordinary timber frame home. Contact your favourite REALTOR® today for a private showing.

Built in 2009

**Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | A2219597    |
| Price     | \$1,900,000 |
| Bedrooms  | 4           |
| Bathrooms | 4.00        |

|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 4                                |
| Square Footage | 2,583                            |
| Acres          | 13.50                            |
| Year Built     | 2009                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 316042 160 Avenue W    |
| Subdivision | Priddis Creek Estate   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L 1W2                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse, Picnic Area |
| Parking Spaces | 8                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |
| Waterfront     | Pond, Stream           |

### Interior

|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Bookcases, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, No Smoking Home, Natural Woodwork, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Gas Range, Trash Compactor, Window Coverings                                                                                     |
| Heating           | Boiler, Central, Natural Gas                                                                                                                                                                                        |
| Cooling           | None                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                 |
| # of Fireplaces   | 4                                                                                                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                 |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                            |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                             |
| Lot Description   | Many Trees, Pasture, Creek/River/Stream/Pond, No Neighbours Behind, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Composite Siding, Stone                                                            |
| Foundation        | Poured Concrete                                                                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 147            |
| Zoning         | CR             |
| HOA Fees       | 40             |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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