

240117 210 Avenue W  
Rural Foothills County, Alberta

MLS # A2284969



## \$2,850,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,742 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 3 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	21.00 Acres		
<b>Lot Feat:</b>	Private		

**Heating:** Boiler, Central, Fan Coil, Natural Gas

**Water:** Other

**Floors:** Ceramic Tile, Hardwood

**Sewer:** Septic System

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** 9-22-3-W5

**Exterior:** Cement Fiber Board, Stone

**Zoning:** A

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Recessed Lighting

**Inclusions:** None

OPEN HOUSE, May 17, 2026, from 1:30 pm to 3:30 pm. As you drive up your private lane, lined with mature trees and lush shrubbery, you arrive at a stunning, beautifully designed home. From the foyer, your eyes are immediately drawn into the family room, where a striking 20-foot stone fireplace anchors the space. The windows frame views of the backyard, highlighted by majestic trees and greenery. You will be delighted with the gourmet kitchen, featuring a large 10-foot island with seating area, gorgeous granite countertops, stylish backsplash, silgranit under-mount double sink, S/S appliances including a Jenn-Air 48" dual fuel, 6 burner gas cooktop with grill & dual ovens, custom wood hood-vent, Jenn-Air built-in oven, double door refrigerator/freezer, built-in dishwasher, trash compactor, wine fridge, & built-in warming drawer. A built-in desk with upper cabinetry adds valuable functionality and elevates the kitchen's overall design. An inviting eating area offers lovely views of the trees and the natural, forest-like surroundings. Additionally, a formal dining room creates the perfect setting for memorable gatherings. The eating area and the primary suite both enjoy access to the expansive deck, complete with a BBQ hookup. You can choose between two primary suites, one located on the main floor and the other on the upper level. The main floor primary ensuite features a jetted tub, double vanity, and a steam shower. Two additional 2-piece bathrooms complete this level. The upper level offers a striking open-to-below catwalk and multiple desk nooks, perfect for study or remote work. The upper primary bedroom has a dedicated desk nook, a well-appointed 3-piece ensuite and a walk-in closet for added convenience. There are two additional bedrooms with a thoughtfully designed Jack-and-Jill bathroom. A large bonus room, ideal for movie nights, anchors the upper

floor, along with a laundry room and a handy 2-piece bath. An impressive oversized heated 3-car garage offers generous space for vehicles, storage and hobbies, with convenient access to the basement and the main level. What truly sets this private estate apart is its 21 acres of stunning forested grounds, with trees, shrubs, and open spaces. It's your chance to reconnect with nature since you're sure to catch a glimpse of the local wildlife. You'll also appreciate the convenience of the Priddis General Store for last-minute essentials, along with a service station, a local restaurant and bar, and a cozy coffee shop for a quick pick-me-up. Priddis Greens Golf and Country Club is in close proximity, offering personal and corporate memberships. With Bragg Creek, the Millarville Farmers' Market, scenic parks, hiking, mountain biking, horseback riding trails and numerous campgrounds just a short distance away, the opportunities for recreation and relaxation are endless. This property is undergoing subdivision. The remaining 138 acres is also available for \$2,220,000.