

162046 258 Street W
Rural Foothills County, Alberta

MLS # A2212449



\$2,374,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,967 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Double Garage Attached, Heated Garage, Insulated, Over		
Lot Size:	2.98 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Fruit		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Concrete, Stone, Wood Siding

Foundation: Poured Concrete

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Water: Co-operative

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 29-22-3-W5

Zoning: CR

Utilities: -

Inclusions: Deck - BBQ/2 Heaters/3 Electric Screens, Shed, Greenhouse, All TV Mounts & All TV's, Keg Fridge in Basement, Dishwasher in Basement Bar, All in-ceiling speakers & Russound Audio System.

**** Please click on "Videos" for 3D tour and "Brochure" for drone video **** Stunning, fully developed, custom built walkout bungalow nestled in the trees in very desirable Priddis! This stunning executive home features: 5 bedrooms, 4 full bathrooms, almost 6000 sq feet of developed living space, amazing outdoor entertainment space including - wood burning fireplace/power screens/heaters/newer glass railings, lot size - 3 acres including pond/fire pit area/garden/insulated shed, chef's kitchen with walk-in pantry/leathered granite/2 sinks/6-burner gas stove, massive stamped concrete patio, insulated/heated double oversized garage with parking pad/RV power hook up/sports equipment storage room, huge gym with spa including steam room/shower combo, basement craft room/office (custom built-ins), wet bar/temp controlled wine cellar/beer taps with keg fridge, 5 zone in-slab/in-floor heat plus 2 furnaces, Phantom screens, wood burning fireplace on main floor & gas fireplace in basement, under-mount lighting, in-ceiling speakers & built-in audio system and much more! Location can't be beat - paved roads all the way, tucked in a quiet cul-de-sac away from any highway noise, 15 minutes to Calgary & all schools/amenities close by! Original owners - total pride in ownership - move-in ready!