

# \$1,699,900 - 288017 160 Avenue W, Rural Foothills County

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MLS® #A2221603

**\$1,699,900**

3 Bedroom, 3.00 Bathroom, 1,840 sqft  
Residential on 4.15 Acres

NONE, Rural Foothills County, Alberta

Welcome to your equestrian dream property, nestled in the highly sought-after area of Priddis. This beautifully maintained 4-acre property offers the perfect blend of urban living and country charm, complete with a walk-out bungalow, expansive garage/workshop, and a fully equipped 3-stall barn.

The meticulously kept bungalow boasts over 3,500 sq. ft. of developed living space. As you enter, youâ€™re greeted by a private office featuring French doors and custom built-in shelving. The open-concept main living area is bathed in natural light, showcasing gleaming hardwood floors throughout the spacious living room, dining area, and gourmet kitchen. The living room features a cozy gas fireplace and seamlessly flows into the maple kitchen, which is complete with a central island, granite countertops, stainless steel appliances including a gas cooktop, ample cabinetry, and a walkthrough pantry connecting to the laundry/mudroom.

Step out from the dining area onto the expansive upper deck to enjoy picturesque views of your pastures and stunning barn. The main level also hosts a luxurious primary retreat with its own gas fireplace, private access to the back deck, a generous walk-in closet, and a spa-inspired 5-piece ensuite with in-floor heating, double sinks, a soaker tub,



and a separate shower. The fully finished walk-out basement, also equipped with in-floor heating, offers a spacious family and recreation room with a third gas fireplace, a cozy sitting area, a bar with mini fridge, two additional bedrooms, a 4-piece bathroom, and an oversized storage room.

Car enthusiasts and tradespeople will appreciate the impressive 6-car garage, half of which is configured as a workshop featuring an electric heater, plumbed in for in-floor heating, and extensive cabinetry and shelving.

For horse lovers, the outdoor amenities are exceptional. The property includes three fenced pastures (one with an automatic waterer), a round pen, two horse shelters, a designated parking area, and a beautiful 1035+ sq. ft. barn. The barn is outfitted with premium Hi-Hog stalls, a tack room, feed room, storage space, a hydrant for easy cleaning, and a wood-burning stove for added comfort. Imagine sitting on your private barn deck enjoying the serene sunrises and sunsets.

Other highlights include: A seasonal stream accented with stonework running through the property. Complete perimeter fencing and cross-fencing. New hot water tank (2025) and updated water filtration system (2024). Regular servicing of all major systems. Roof replaced approximately 10 years ago.

What truly sets this property apart is its unique zoning—unlike the neighboring properties, it is the only one on the cul-de-sac permitted to keep animal units.

Located just 20 minutes from South Calgary, 10 minutes from Bragg Creek, and with easy access to Kananaskis and the Rocky Mountains, this one-of-a-kind acreage offers

the perfect balance of rural tranquility and urban convenience. Don't miss this rare opportunity!

Built in 2002

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2221603                         |
| Price          | \$1,699,900                      |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,840                            |
| Acres          | 4.15                             |
| Year Built     | 2002                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 288017 160 Avenue W    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L 1W2                |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 12                                       |
| Parking        | Quad or More Attached, RV Access/Parking |
| # of Garages   | 6                                        |

### Interior

|                   |                                                                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), French Door |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                        |
|-----------------|------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Central, In Floor, Fireplace(s), Forced Air, In Floor Roughed-In                                                       |
| Cooling         | None                                                                                                                   |
| Fireplace       | Yes                                                                                                                    |
| # of Fireplaces | 3                                                                                                                      |
| Fireplaces      | Gas                                                                                                                    |
| Has Basement    | Yes                                                                                                                    |
| Basement        | Finished, Full, Walk-Out                                                                                               |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Storage                       |
| Lot Description   | Few Trees, Level, Low Maintenance Landscape, Treed, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Stone, Vinyl Siding, Wood Frame                                             |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 35             |
| Zoning         | CR             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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