

\$1,820,000 - 288145 160 Avenue W, Rural Foothills County

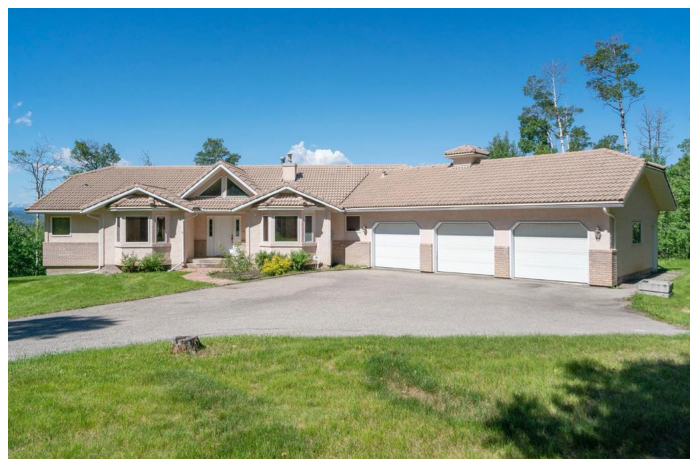
MLS® #A2236407

\$1,820,000

6 Bedroom, 3.00 Bathroom, 2,205 sqft
Residential on 4.13 Acres

NONE, Rural Foothills County, Alberta

OPEN HOUSE THIS SATURDAY, JULY 12TH FROM 1-4 PM & SUNDAY, JULY 13TH, FROM 2-5 PM Nestled in the trees on 4.3 acres in Priddis, this bungalow property offers extraordinary privacy and panoramic, million-dollar mountain and hillside views to the West. Inside, youâ€™re welcomed by cathedral ceilings and large windows that flood the space with natural light. The main level offers over 2,200 sq ft of living space with three bedrooms and two bathrooms. The front sitting room is a highlight of the property, positioned to maximize views of the Rocky Mountains through a dramatic wall of West-facing windows. A gas fireplace anchors the living room, creating a warm and inviting central space. Solid core doors throughout the home add to the sense of quality and craftsmanship. The kitchen is both functional and bright, with white cabinetry, a Bosch gas cooktop, a built-in Dacor oven, a Miele dishwasher, and ample counter space. The dining area is surrounded by windows and finished in hardwood flooring, as is the hallway and kitchen. The new carpet offers softness in the bedrooms and living areas. The laundry room, complete with Miele washer and dryer, is conveniently located on the main floor along with a 4-piece bathroom. The 5-piece ensuite in the primary bedroom features new tile flooring, a deep jetted tub, double vanities, and a separate shower. The suite also includes a



walk-in closet with built-in shelving and dual hanging space, offering both functionality and organization. Descend downstairs to the fully developed walkout basement that adds another 2,117 sq ft of living space. With three additional bedrooms, a 3-piece bathroom, and a large family room centred around a wood-burning fireplace with gas starter, built-in shelving, and expansive windows that bring function and light into the lower level. This space is kept comfortable year-round with in-floor heating. The triple-car garage features in-floor heat and provides space for vehicles, equipment, and storage. Exterior access from the garage leads directly into the home through 2 separate doors. One door leads to the main floor and another to the basement. One of the true highlights of this property is the private walking path that encircles the neighborhood. The trail loops through a mix of trees and open spaces, offering mountain views, forest shade, and a quiet place for walking or jogging. With benches nestled along the trail, this path offers a rare opportunity to immerse yourself in nature every day. This property offers a rare combination of natural beauty, privacy, and functional living space—ideal for families, multi-generational living, or those seeking a quiet lifestyle just west of Calgary.

Built in 1994

Essential Information

MLS® #	A2236407
Price	\$1,820,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,205
Acres	4.13
Year Built	1994

Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	288145 160 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W0

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Jetted Tub, See Remarks, Storage
Appliances	Dryer, Gas Cooktop, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None, Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Brush, Front Yard, Landscaped, Treed, Views
Roof	Clay Tile
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2025
Days on Market	13

Zoning

CR

Listing Details

Listing Office

Royal LePage Benchmark

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