

240117 210 Avenue W
Rural Foothills County, Alberta

MLS # A2284969



\$2,850,000

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

EXCEPTIONAL VALUE ON 21 ACRES - AN OPPORTUNITY THAT'S HARD TO FIND. The insurance reconstruction appraisal estimates the home's rebuild cost at \$2,420,000. At an asking price of \$2,850,000, that leaves \$430,000 attributable to the 21 acres, strengthening the property's overall value. 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. 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 function. 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. 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. This property is undergoing subdivision. The remaining 138 acres is also available for \$2,220,000.