

\$1,395,000 - 1 Priddis Creek Drive, Rural Foothills County

MLS® #A2189934

\$1,395,000

3 Bedroom, 2.00 Bathroom, 1,328 sqft
Residential on 15.22 Acres

Priddis Creek Estate, Rural Foothills County, Alberta

If you are looking for room for horses, travel trailer storage and the freedom of Alberta blue skies, this is it! At just under 16 acres in Priddis Creek Estates, this 3 bedroom, 2 bathroom walkout bungalow has almost 2000sqft of living space with a massive fenced in backyard and pastures beyond. This immaculate bungalow features a large eat in kitchen, a formal living room with wood burning fireplace, and a formal dining room with passthrough from the kitchen. The floor to ceiling windows welcome amazing views of Alberta's beautiful rolling hills, bringing nature into the living spaces. Down the hall, there are 3 good sized bedrooms with an ensuite off the primary. Both bathrooms have been recently updated. Downstairs includes a large recreation room with another wood burning fireplace, a den with closet and a quiet office space with a plethora of built in shelves. The lower level also features direct walkout access to the lower patio and walkway to your fire pit, for those starry foothills nights. Your fenced in backyard provides a garden, three dog kennels, upper deck and lower patio and still has plenty of room to suit your needs. Beyond your backyard you have a children's playhouse, two animal shelters, multiple pastures that have been used to board horses, a creek and a pond. On top of the oversized heated double attached garage



there is also a massive 40' X 30' shop with 13' ceilings. At the front of the property there are three 20' sea containers and an RV parking pad, whether you use them yourself for storage or entrepreneurial enterprises the choice is yours.

Beyond your own property Priddis Creek Estates features a shared pond, clubhouse, pasture, baseball diamond, riding corral and a playground. All this and yet right at the edge of the city: 12 minutes to city limits, 15 minutes to stoney interchange, 20 minutes to Shawnessy shopping centre, 25 minutes to the park and ride, 20 minutes to Costco, 10 minutes to Bragg Creek and 8 minutes to Priddis

Built in 1973

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2189934 |
| Price | \$1,395,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,328 |
| Acres | 15.22 |
| Year Built | 1973 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 1 Priddis Creek Drive |
| Subdivision | Priddis Creek Estate |
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T0L 0K0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 10 |
| Parking | Double Garage Attached, Insulated, Additional Parking, Gated, Heated Garage, Quad or More Detached |
| # of Garages | 8 |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases |
| Appliances | Dryer, Electric Range, Range Hood, Refrigerator, Washer, Gas Dryer |
| Heating | Natural Gas, Central, Fireplace(s), Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Garden, Private Yard, Dog Run, Fire Pit, Kennel, Storage |
| Lot Description | Back Yard, Cleared, Corner Lot, Garden, Pasture, Brush, Creek/River/Stream/Pond, Dog Run Fenced In, Gentle Sloping, Meadow, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|--------------------|
| Date Listed | January 24th, 2025 |
| Days on Market | 49 |
| Zoning | CR |

Listing Details

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|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
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