

**242074 1280 Drive W**  
**Rural Foothills County, Alberta**

**MLS # A2304415**



**\$1,849,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,461 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	4.67 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot, Landscaped, Native Plants, Rolling Slope, See Ren		

<b>Heating:</b>	Boiler, In Floor, Make-up Air, Fireplace(s), Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Manufactured Floor Joist, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home		

**Inclusions:** Wooden Chest & Shelf in basement. Mirror at front entrance.

Nestled in the woods this wonderful home delivers serene nature settings out of every window. The custom maple front door welcomes you to enjoy bungalow style living with the primary bedroom on the main floor, two additional bedrooms upstairs as well as a 4th in the walk out level. Open and expansive soaring two storey high living room ceiling invites the light to flow into this fabulously comfortable room. Cozying up around the beautiful stone fireplace gives cold winter evenings new meaning. A cooks delight the beautifully appointed kitchen is equipped with high end appliances including a Liebherr built in fridge, 6 burner Dacor gas cooktop and range hood with makeup air system. Expansive sit up island is a great gathering place for the family. Retreat to the primary bedroom where relaxation is at it's upmost in your spa like ensuite featuring large vanity, double sinks with gorgeous tree etched mirrors, soaker tub, water closet and custom designed shower. Step outside your bedroom door onto the deck and enjoy the last bits of daylight or a coffee before you start your day. Upstairs the two bedrooms have ceilings that give a sense of architectural embrace. The loft area makes a perfect home office, homework area, library or anything else that suits your lifestyle. The lower level finishes the package with a walk out basement, family room with another fireplace to snuggle around, media room, rec area, 4th bedroom and bathroom. Outdoor enjoyment is never ending with decks hugging the south side of the home looking out over your own private yard and forest. If you prefer the north side there is a deck there too! The south deck is new with engineered beams, Duradek and finished off with custom powder coated Aluminum Railings. All new Lux doors and windows with triple Pane Low E SQ Argon Gas. New garage doors and openers. Viessman Boiler with Radiator

panels on the main level, in floor heat in the basement and high efficiency furnace upstairs. Malarky Legacy Shingles with a 50 year warranty. So many features including, power sun blinds on the deck and window blinds made in Switzerland. Well designed heated SHOP with third bay equipment garage perfect for a tractor, trailer or motorhome. Just a short drive from the City and you will be home. 10 minutes to the hamlet of Priddis and to the Hamlet of Millarville. The location can't be beat.