

**20, 209033 Plummers Road W
Rural Foothills County, Alberta**

MLS # A2315773



\$1,735,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,370 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Driveway, Gravel Driveway, Ov		
Lot Size:	11.85 Acres		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	35-21-3-W5
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Inside: Dishwasher x2, Dryer x2, Refrigerator x2, Stove x2, Washer x2, Hoodfan, Microwave, All window coverings, cushion understairs in basement nook, extra cabinet wood, tiling, MDF finishing materials. Outside: hay feeder, water troughs, horse shelter, spare wood, posts, rails, I-beams, greenhouse, 2 metal wheelbarrows, red shelves behind garage, metal bin outside garage, attached to garage basketball net, patio furniture at both houses, raised beds and metal bins, solar panels, rain barrels, burning barrels, metal and plastic piping, wood pallets, firepit bricks, electric fence.

Welcome to an extraordinary 11.85-acre country estate near Priddis and Calgary's west side, where luxury, privacy, and versatility come together in a truly breathtaking setting. Built in 2013 by renowned Viceroy Homes—an award-winning builder celebrated for exceptional craftsmanship and distinctive timber frame-inspired designs—this remarkable property showcases quality construction and timeless architecture. Included with this incredible offering is a nearly 1,100 sq. ft. fully detached 2-bedroom bungalow legal suite (2020), creating a rare opportunity for multi-generational living, extended family, guests, or additional income potential. Situated between the two homes is an oversized detached double garage, providing convenience and separation while enhancing the estate's thoughtful layout. The stunning 1.5-storey walkout main home is designed to impress. From the moment you step inside, you'll be captivated by the dramatic soaring ceilings and spectacular wall of oversized windows that flood the home with natural light while framing picturesque views of the surrounding landscape. Designed with both elegance and comfort in mind, the open-concept floor plan creates a seamless flow between the spacious custom-designed kitchen, bright dining area, and impressive great room—an ideal setting for entertaining and everyday living. The thoughtfully designed layout offers the convenience of a main-floor primary retreat complete with a spa-inspired ensuite featuring heated floors and a large walk-in closet with built-ins. The upper-level loft provides additional living space and can easily function as a private bedroom with its own ensuite. The partially developed walkout basement further expands the home's versatility with in-floor heat, a spacious recreation room, fourth bedroom, abundant storage, and direct access to the outdoors—creating the

perfect space for family and guests. Adding incredible value is the second residence on the property—a beautifully appointed detached bungalow featuring a 2-bedroom legal suite complete with its own kitchen, living room, laundry, and private entrance. Whether used for extended family, a nanny, visitors, a home office, or as a mortgage helper, this separate residence provides endless flexibility. Surrounded by rolling countryside and endless skies, the property offers the peace and serenity of acreage living while remaining conveniently close to Priddis, Bragg Creek, and Calgary's west side. With room for horses, hobby farming, gardens, outdoor recreation, or simply enjoying nature, this remarkable estate delivers a lifestyle that is increasingly difficult to find. A rare opportunity to own a one-of-a-kind retreat where renowned Viceroy craftsmanship, spectacular architecture, stunning natural beauty, and unmatched flexibility come together to create the ultimate country lifestyle.