

**162052 Priddis Valley Road W
Rural Foothills County, Alberta**

MLS # A2320403



\$1,750,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,181 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	5.00 Acres		
Lot Feat:	Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Slate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	26-22-3-W5
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Granite Counters, High Ceilings, Kitchen Island		

Inclusions: NA

Tucked away among mature trees on 5 breathtaking acres, this extraordinary country estate offers the perfect balance of privacy, natural beauty, and refined living, just a short drive from the city. From the moment you arrive, you'll be captivated by the picturesque tree-lined driveway that welcomes you home beneath a canopy of mature foliage setting the tone for a remarkable property. Thoughtfully landscaped with beautiful gardens, shrubs, manicured grounds, and a natural creek, every inch of this acreage has been designed to celebrate its natural surroundings. The charming wraparound porch is the perfect place to begin and end your day, offering spectacular views in every direction. Whether enjoying your morning coffee overlooking the tranquil pond, watching wildlife wander through the trees, or gathering with friends as the sun sets, this space is truly something special. Inside, the home blends warmth, character, and timeless craftsmanship. A welcoming front living room with a fireplace provides an inviting space to relax, while a main floor office/den offers flexibility for working from home or quiet retreat. The heart of the home is the spectacular family room, where soaring cathedral ceilings and exposed timber trusses create a dramatic architectural statement. Expansive windows surround the space, flooding it with natural light and framing breathtaking views providing a connection to the outdoors that few homes can match. The family room flows into the stunning kitchen, designed for both everyday living and entertaining. Rich wood cabinetry, granite countertops, stainless steel appliances, and character-filled slate flooring create a warm and sophisticated atmosphere. The true showpiece is the ornate pressed-tin ceiling, adding texture, elegance, and old-world charm. The primary bedroom is a private sanctuary, featuring a spa-inspired ensuite complete

with a freestanding soaker tub and a beautiful walk-in shower accented with stone tile detail that evoke the feel of a luxury resort. A convenient mudroom, laundry area, and powder room complete the main level. Upstairs, 2 spacious bedrooms, a generous 6-piece bath, and a large loft create the ideal space for children, teens, or guests. Whether used as a media room, games area, or additional family lounge, the loft offers a wonderful upper-level retreat separate from main level. The undeveloped basement presents a blank canvas for future development. Beyond the home, the property is exceptionally equipped with multiple outbuildings, including a two-storey detached shop featuring a horse barn with loft, horse shelter, a machine shop, and an additional feed shed, providing incredible versatility for hobbyists, equestrian enthusiasts, home-based businesses, storage, or recreational pursuits. This is more than a home, it's a lifestyle. A rare opportunity to own a meticulously maintained acreage where stunning architecture, exceptional outdoor spaces, and peaceful country living come together in perfect harmony.