

**240117 210 Avenue W**  
**Rural Foothills County, Alberta**

**MLS # A2327363**



**\$4,250,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence |               |                   |
| <b>Size:</b>     | 4,742 sq.ft.                     | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 3 full / 3 half   |
| <b>Garage:</b>   | Triple Garage Attached           |               |                   |
| <b>Lot Size:</b> | 159.00 Acres                     |               |                   |
| <b>Lot Feat:</b> | Private                          |               |                   |

|                    |                                                                                                              |                   |               |
|--------------------|--------------------------------------------------------------------------------------------------------------|-------------------|---------------|
| <b>Heating:</b>    | Boiler, Central, Fan Coil, Natural Gas                                                                       | <b>Water:</b>     | Dugout        |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                                                                                       | <b>Sewer:</b>     | Septic System |
| <b>Roof:</b>       | Asphalt Shingle                                                                                              | <b>Condo Fee:</b> | -             |
| <b>Basement:</b>   | Full                                                                                                         | <b>LLD:</b>       | 9-22-3-W5     |
| <b>Exterior:</b>   | Cement Fiber Board, Stone                                                                                    | <b>Zoning:</b>    | A             |
| <b>Foundation:</b> | Poured Concrete                                                                                              | <b>Utilities:</b> | -             |
| <b>Features:</b>   | French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Recessed Lighting |                   |               |

**Inclusions:** None

Just west of Calgary in the Priddis area, this exceptional 159-acre parcel offers a rare combination of natural beauty, privacy and versatility. The land is richly scenic, with mature trees, open meadows, natural shrubs, and softly rolling terrain that creates a peaceful, retreat-like atmosphere. An on-site stock pond provides water for horses or other livestock, enhancing the property's functionality. Occasional wildlife sightings and the sense of tranquillity here simply cannot be replicated in the city. Whether your vision includes expanding the existing executive-style estate, developing an equestrian facility, or establishing a self-reliant acreage with gardens and livestock, this property can accommodate it. The land offers exceptional flexibility for anyone looking to craft a lifestyle tailored to their needs. As you drive up the private lane, lined with mature trees and lush shrubbery, you arrive at a stunning, beautifully designed home that complements the natural surroundings. From the foyer, your eyes are drawn into the family room, where a striking 20-foot stone fireplace anchors the space. Large windows frame serene views of the backyard, highlighted by majestic trees and greenery. The gourmet kitchen features a generous 10 foot island with seating, granite countertops, a stylish backsplash, a silgranit under mount double sink, and high end SS appliances: a Jenn Air 48" dual fuel range with six burners, grill and dual ovens, Broan hood vent, Jenn Air built in oven, double door refrigerator/freezer, dishwasher, trash compactor, wine fridge & warming drawer. A built-in desk with upper cabinetry adds both function & style. The inviting eating area offers lovely views of the forest-like surroundings, while the formal dining room provides an ideal setting for gatherings. Both the eating area and the main floor primary suite enjoy access to the expansive deck

with BBQ hookup. This home offers the rare choice of two primary suites, one on the main floor & one on the upper level. The main floor ensuite features a jetted tub, double vanity, and steam shower, with two additional 2-piece bathrooms completing this level. The upper floor showcases an open-to-below catwalk and multiple built-in desk nooks, perfect for study or remote work. The upper primary bedroom includes its own desk nook, a 3-piece ensuite, and a walk-in closet. Two additional bedrooms share a thoughtfully designed Jack-and-Jill bathroom. A spacious bonus room anchors the upper level, plus a conveniently located laundry room & a 2-piece bath. An oversized heated 3-car garage provides space for vehicles, storage & hobbies with direct access to both the unfinished basement and the main level. \*\*GST application is unknown. List price does not include GST. If GST is payable & the Buyer is not a registrant, Buyer shall remit applicable GST to the Seller's lawyer before Completion Day. Permits & Foothills required for development.