



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**242117 1280 Drive #100, Priddis T0L1K0**

MLS® #: **A2133921**

Area: **NONE**

Listing Date: **05/23/24**

List Price: **\$2,550,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Priddis**  
Year Built: **2005**

Lot Information

Lot Sz Ar: **414,255 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **5,270**  
Low Sqft:  
Ttl Sqft: **5,270**

DOM

**33**

Layout

Beds: **6 (3 3 )**  
Baths: **6.0 (5 2)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Garden,Landscaped,Many Trees,Secluded,Views  
Double Garage Detached,Driveway,Garage Door Opener,Heated Garage,Oversized,Paved,Quad or More Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Natural Gas,Zoned**  
Sewer: **Septic Field,Septic Tank**  
Ext Feat: **Garden,Other,Private Entrance**

Construction: **Post & Beam,Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Microwave,Range Hood,Warming Drawer,Washer,Washer/Dryer,Washer/Dryer Stacked,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Separate Entrance,Steam Room,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound,Wood Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>24`4" x 18`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>19`9" x 13`5"</b>
<b>Kitchenette</b>	<b>Upper</b>	<b>11`5" x 9`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`6" x 19`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>29`0" x 13`9"</b>	<b>Foyer</b>	<b>Main</b>	<b>14`10" x 11`0"</b>

<b>Loft</b>	<b>Upper</b>	<b>24`6" x 23`8"</b>	<b>Den</b>	<b>Main</b>	<b>12`2" x 11`8"</b>
<b>Guest Suite</b>	<b>Upper</b>	<b>16`5" x 10`8"</b>	<b>Laundry</b>	<b>Basement</b>	<b>9`9" x 8`5"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`0" x 18`2"</b>	<b>Media Room</b>	<b>Basement</b>	<b>20`9" x 14`3"</b>
<b>Kitchenette</b>	<b>Basement</b>	<b>20`5" x 12`10"</b>	<b>Game Room</b>	<b>Basement</b>	<b>24`4" x 17`7"</b>
<b>Workshop</b>	<b>Main</b>	<b>38`8" x 21`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>19`6" x 19`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 11`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>15`1" x 11`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`6" x 13`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`0" x 12`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 10`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 5`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 5`6"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`0" x 8`9"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>8`3" x 5`3"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`8" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`8" x 4`11"</b>	<b>6pc Ensuite bath</b>	<b>Main</b>	<b>20`3" x 11`8"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **CR**  
 Legal Desc: **0110688**

Remarks

Pub Rmks: **Nestled in picturesque Priddis, this exceptional Craftsman style bungalow epitomizes luxurious living, showcasing bespoke finishes at every corner and spectacular woodland views of its 9.51 acres with the towering Rockies in the distance. Despite its palatial size, the rooms exude warmth and intimacy, perfect for family gatherings, grand celebrations or corporate retreats. Upon stepping through the stunning 9-foot solid wood doors with forged iron handles, a tantalizing glimpse of the impeccable artisanal workmanship is revealed. Entertain with grace in the dining room beneath vaulted ceilings and surrounded by fir columns, framed by the breathtaking mountain backdrop. A stunning double-sided limestone fireplace graces the living room, offering panoramic views. On the opposite side of the fireplace is the kitchen, making this area of the home the natural gathering space. This culinary haven boasts state-of-the-art appliances by SubZero, Miele and Viking including a steam oven, wine fridge and 6-burner gas range, tailor-made wood cabinets with a glass fronted display hutch, copper hood fan, granite counters, and secondary prep sink. The expansive curved island invites lively conversations while prepping gourmet meals. An office/den with double doors, huge windows overlooking the pines and a stone feature wall provides a quiet work space. Down the hall is the serene primary bedroom, a luxurious retreat featuring another double-sided fireplace, a sitting area and a vaulted ceiling. Delight in moments of tranquility on the balcony adjoining the the spa-like ensuite, savouring morning coffee amidst nature's beauty. A large walk-in closet is divided into two spaces and contains its own washer/dryer. The custom designed staircase is an architectural marvel that leads you to a sunlit loft with a 360 degree view of the property and surrounding forest. Descend to the lower walk-out level to discover a lavish entertainment haven, boasting a sleek wet bar, a movie theatre, games area, cozy family room, and three additional bedrooms accompanied by two well-appointed bathrooms, redefining leisure and relaxation. A bonus room above the attached 4-car garage provides an area for your hobbies or additional living space. You will also find a separate carriage house complete with its own entrance, kitchen, living room, and two bedrooms with ensuites on this floor, making it ideal for guests or live-in caretakers. Step outside to experience unparalleled outdoor living, where a sprawling deck spans the entire rear facade, complete with a gas fireplace for enchanting evenings. A charming wooden pergola stands ready to embrace balmy summer nights, and the fire pit offers an idyllic vantage point to witness the sunset painting the sky over the beautiful Rocky Mountains. Additional features include a fenced garden with raised beds, a barn with two stalls and a tack room constructed with reclaimed wood from a nearby historic building, and a heated workshop with a storage mezzanine.**

Inclusions: **Dining Room Table w/ Chairs, Pool Table, Hot Tub**  
 Property Listed By: **RE/MAX House of Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











