



258027 166 Avenue, Rural Foothills County TOL 1W2

MLS® #: **A2171174** Area: **NONE** Listing Date: **10/08/24** List Price: **\$1,970,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Foothills County**
 City/Town: **2022**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **123,274 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,638**
 Low Sqft:
 Ttl Sqft: **2,638**

DOM

11
Layout
 Beds: **4 (1 3)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **8**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot,Views**
 Park Feat: **Heated Garage,Insulated,Oversized,RV Access/Parking,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Wood Stove**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **RV Hookup**

Construction: **Cement Fiber Board,ICFs (Insulated Concrete Forms)**
 Flooring: **Tile,Vinyl Plank**
 Water Source: **Co-operative**
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,See Remarks,Washer,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Bar,Ceiling Fan(s),Double Vanity,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s)**
 Utilities: **Satellite Internet Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`6" x 15`6"	Dining Room	Main	18`0" x 10`0"
Living Room	Main	23`0" x 16`6"	Den	Main	13`6" x 13`0"
Laundry	Main	11`6" x 11`0"	Loft	Second	42`6" x 20`0"

Game Room	Lower	25`6" x 16`6"	Media Room	Lower	26`6" x 18`6"
Bedroom - Primary	Main	17`0" x 15`0"	Bedroom	Lower	13`8" x 11`6"
Bedroom	Lower	23`0" x 14`0"	Bedroom	Lower	23`0" x 14`0"
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
5pc Bathroom	Lower	0`0" x 0`0"	4pc Bathroom	Lower	0`0" x 0`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CR**
 Legal Desc: **1212693**

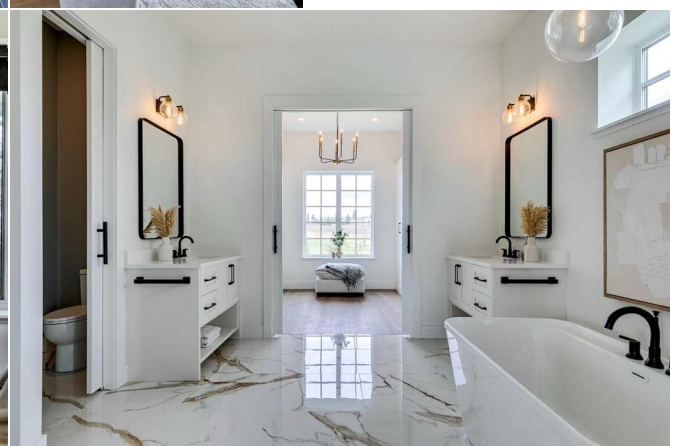
Remarks

Pub Rmks: **Welcome to this absolutely fabulous custom built executive bungalow on 2.83 acres in the prestigious Priddis area of Foothills County. Nearly a brand new build, just finished this year. Luxury acreage living with 4 bedrooms, 3 ½ bath, 2638 sqft bungalow with 2522 sqft fully finished walkout basement, 42'x25' oversized triple garage plus 850 sqft unfinished loft above the garage. Loaded with unique features including ICF concrete foundation in basement and main floor, triple pane windows throughout, vaulted 18' ceiling plus 10' ceilings on main and 9' ceilings in basement, in-floor heat in garage and mudroom, high-end Fulgor Milano appliances, wood burning stove and huge oversized windows with perfect views throughout. Upon entry the spacious foyer with 15' ceiling leads you into the beautiful open living area with luxury vinyl flooring, 18' vaulted ceiling and cozy wood burning stove. The wall of windows in the living has double patio doors that links to the huge outdoor living space and is perfect for entertaining family and friends. The chef's kitchen with high-end Fulgor Milano appliances with 6 burner gas stove and double oven, double fridge and freezer, microwave drawer, large island with quartz counters and modern open shelving is a wonderful space for the family to gather. The large primary bedroom features a lovely sitting area, 5pc ensuite with heated floors, oversized fully tiled shower, soaker tub, his and hers sinks and perfect handpicked black hardware and lighting. The large walk-in closet also connects to the laundry room with loads of storage room. Further on the main includes a great front office/den with built-in desk and bookshelves, pantry, large mudroom with direct access to the front and garage and has infloor heat and loads of coat closets. The walkout basement is sure to impress from the lighted stairs to the theater room, bar built-in with dishwasher & sink and a large rec room space for enjoying time with family and friends watching the game. 2 huge kids' bedrooms with a 5pc double vanity shared bathroom, guest bedroom with another 4pc bath and second laundry area. Dual furnaces, one for each level, controlled separately, water softener, dimmable lights throughout, extensive ethernet and Starlink internet. The oversized 42' X 25' garage has ICF exterior walls, in-floor heat, wifi & battery backup, silent garage openers. Above the garage is a great 850 sqft unfinished space that is roughed-in for plumbing and gas. The huge covered deck is perfect for enjoying the morning coffee or entertaining friends for dinner and the lower patio leads back into the walkout basement. Experience breathtaking valley views to the east and stunning mountain vistas to the west from this property. Fully fenced, gated and features loads of parking space, RV parking with electrical hook-up, graveled fire pit and some mature trees for privacy. Only 15 minutes to Calgary, 30 minutes to downtown Calgary, 15 minutes to Bragg Creek and easy access to Stoney Trail.**

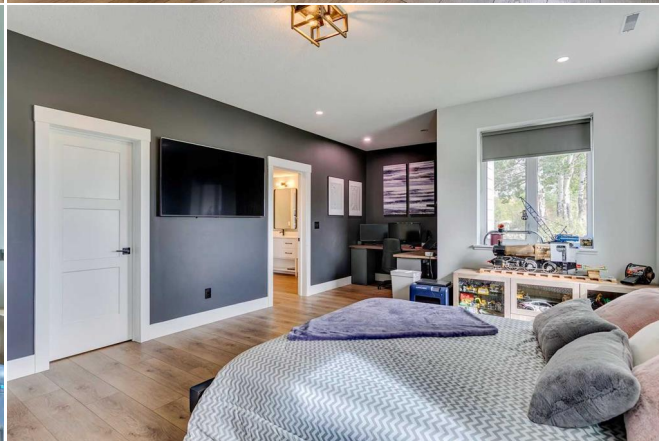
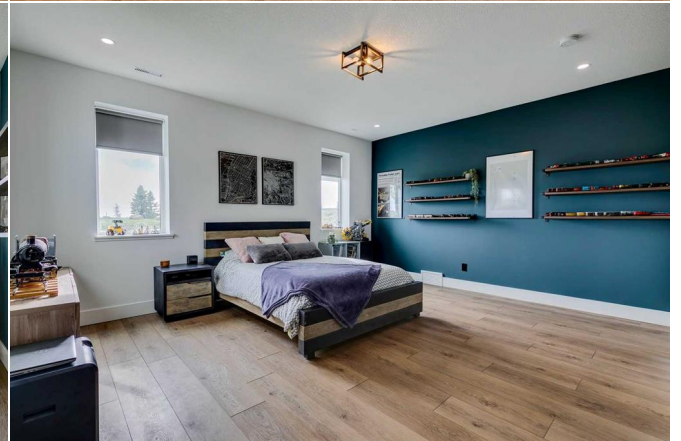
Inclusions: **theater projector, screen & speakers negotiable. Starlink hardware, office desk and bookcases, TV mounts**
 Property Listed By: **Evolve Realty**

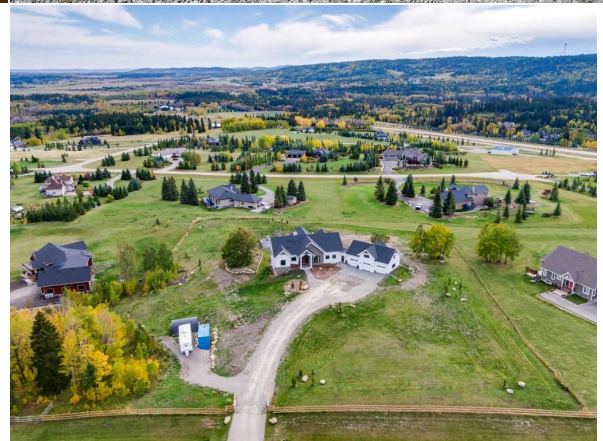
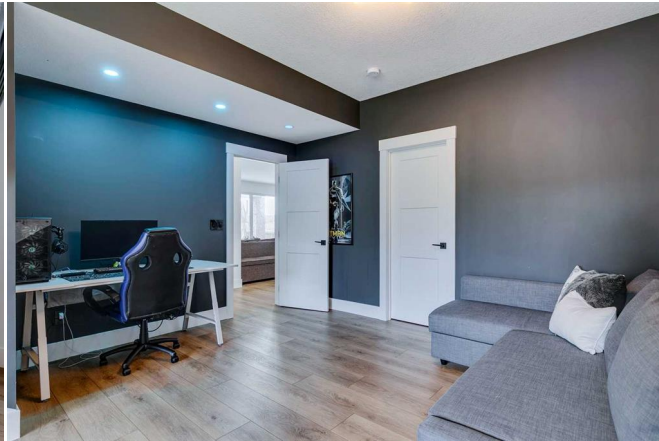
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







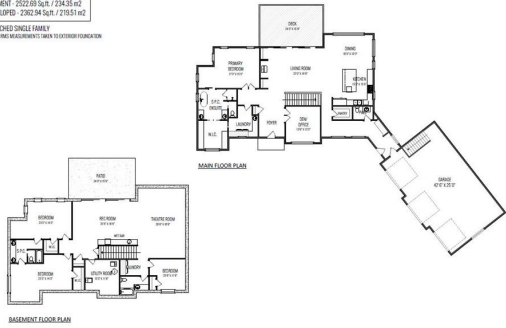






258027 168th Ave W, PIERCE, WA
 MAIN - 2628.04 SQ.FT. 246.02 AC
 BASEMENT - 2028.94 SQ.FT. 245.02 AC
 BASEMENT - 2522.89 SQ.FT. 234.35 AC
 *OVERLAP - 2282.94 SQ.FT. 273.83 AC
 DETACHED SINGLE FAMILY
 *SQA PER MEASUREMENTS: OWN TO EXTERIOR FOUNDATION

8952 SALES
 DEBRA BEALTY
 OCT 4, 2024



evolves
 REALTY

ZOOM
 REALTY