



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**320027 160 Avenue, Rural Foothills County T3Z 2T4**

MLS® #: **A2175759** Area: **Priddis Creek Estate** Listing Date: **10/31/24** List Price: **\$1,199,999**  
 Status: **Active** County: **Foothills County** Change: **-\$100k, 13-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Foothills County**  
 Year Built: **1978**  
Lot Information  
 Lot Sz Ar: **590,673 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,289**  
 Low Sqft:  
 Ttl Sqft: **2,289**

DOM

**90**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**  
 Garage Sz: **2**

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Forced Air**  
 Sewer: **Septic Field, Septic Tank**  
 Ext Feat: **Other**

Construction: **Wood Frame**  
 Flooring: **Hardwood**  
 Water Source:  
**Well**  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	23`2" x 15`4"	Bedroom	Second	24`8" x 10`7"
Bedroom	Basement	18`8" x 14`10"	Bedroom	Basement	14`10" x 13`4"
2pc Bathroom	Main	6`10" x 4`10"	4pc Ensuite bath	Second	8`0" x 5`0"
4pc Bathroom	Second	7`10" x 5`0"	4pc Bathroom	Basement	11`9" x 7`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7410251**

Zoning:  
**CR**

Remarks

Pub Rmks:

**Welcome to your private wooded retreat in Priddis Creek Estates! This charming 4-bedroom, 3.5-bathroom home is nestled on 13.56 acres, ideal for horse lovers. With 2,289 sq. ft. of inviting living space, large windows fill the home with natural light and offer stunning views from every angle. The main floor features a cozy living room with a wood-burning fireplace, a dining room, a well-appointed kitchen, and a convenient half bath, all with easy access to the outdoor wraparound deck. Upstairs, enjoy the vaulted ceilings in the master suite, complete with an ensuite bath and private deck, plus another spacious bedroom and a full bath. The walkout basement adds two additional bedrooms, a family/rec room with another wood-burning fireplace, and a 3-piece bath. Outside, you'll find an oversized double garage perfect for a workshop, an outdoor shed, a barn with four stalls and storage for hay above, three paddocks, and plenty of space for your horses. This enchanting retreat offers the perfect blend of privacy and convenience, just minutes from Calgary, Bragg Creek, and Kananaskis Country. Don't miss the opportunity to embrace the captivating lifestyle of Priddis Creek Estates!**

Inclusions:  
Property Listed By:

**N/A**  
**TREC The Real Estate Company**

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





















