



THE
A-TEAM

**RE/MAX
FIRST**

1 PRIDDIS CREEK Drive, Rural Foothills County T0L 0K0

MLS® #: **A2189934** Area: **Priddis Creek Estate** Listing Date: **01/24/25** List Price: **\$1,395,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Foothills County**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **662,983 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,328**
 Low Sqft:
 Ttl Sqft: **1,328**

DOM

45
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **10**
 Garage Sz: **8**

Access:
 Lot Feat: **Back Yard, Cleared, Brush, Corner Lot, Creek/River/Stream/Pond, Dog Run Fenced In, Garden, Gentle Sloping, Meadow, Pasture, See Remarks**
 Park Feat: **Additional Parking, Double Garage Attached, Gated, Heated Garage, Insulated, Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central, Fireplace(s), Natural Gas, Wood**
 Sewer: **Septic Field**
 Ext Feat: **Balcony, Dog Run, Fire Pit, Garden, Kennel, Private Yard, Storage**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Linoleum**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer, Electric Range, Gas Dryer, Range Hood, Refrigerator, Washer**
 Int Feat: **Bookcases**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`2" x 7`11"
Bedroom	Main	7`11" x 11`0"
Dining Room	Main	9`4" x 9`1"
Eat in Kitchen	Main	11`7" x 10`10"
Bedroom - Primary	Main	11`7" x 14`1"

Room	Level	Dimensions
4pc Ensuite bath	Main	5`0" x 10`4"
Bedroom	Main	11`6" x 12`3"
Foyer	Main	11`6" x 6`0"
Living Room	Main	15`3" x 19`4"
Den	Basement	10`10" x 12`2"

Game Room

Basement

21`10" x 20`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

731016

Zoning:

CR

Remarks

Pub Rmks:

If you are looking for room for horses, travel trailer storage and the freedom of Alberta blue skies, this is it! At just under 16 acres in Priddis Creek Estates, this 3 bedroom, 2 bathroom walkout bungalow has almost 2000sqft of living space with a massive fenced in backyard and pastures beyond. This immaculate bungalow features a large eat in kitchen, a formal living room with wood burning fireplace, and a formal dining room with passthrough from the kitchen. The floor to ceiling windows welcome amazing views of Alberta's beautiful rolling hills, bringing nature into the living spaces. Down the hall, there are 3 good sized bedrooms with an ensuite off the primary. Both bathrooms have been recently updated. Downstairs includes a large recreation room with another wood burning fireplace, a den with closet and a quiet office space with a plethora of built in shelves. The lower level also features direct walkout access to the lower patio and walkway to your fire pit, for those starry foothills' nights. Your fenced in backyard provides a garden, three dog kennels, upper deck and lower patio and still has plenty of room to suit your needs. Beyond your backyard you have a children's playhouse, two animal shelters, multiple pastures that have been used to board horses, a creek and a pond. On top of the oversized heated double attached garage there is also a massive 40' X 30' shop with 13' ceilings. At the front of the property there are three 20' sea containers and an RV parking pad, whether you use them yourself for storage or entrepreneurial enterprises the choice is yours. Beyond your own property Priddis Creek Estates features a shared pond, clubhouse, pasture, baseball diamond, riding corral and a playground. All this and yet right at the edge of the city: 12 minutes to city limits, 15 minutes to stoney interchange, 20 minutes to Shawnessy shopping centre, 25 minutes to the park and ride, 20 minutes to Costco, 10 minutes to Bragg Creek and 8 minutes to Priddis

Inclusions:

Property Listed By:

**Sea-containers x3, horse shelter,
Real Estate Professionals Inc.**

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



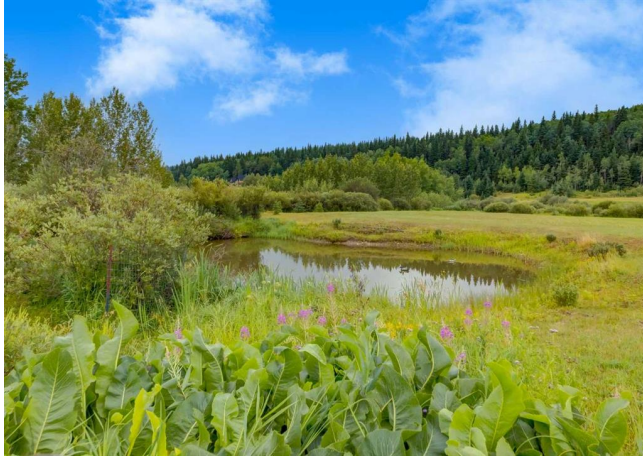




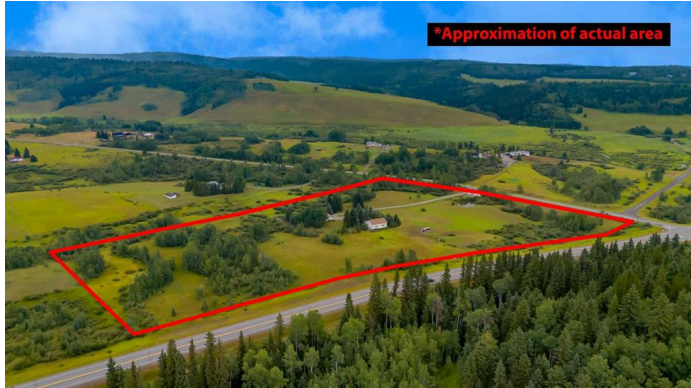






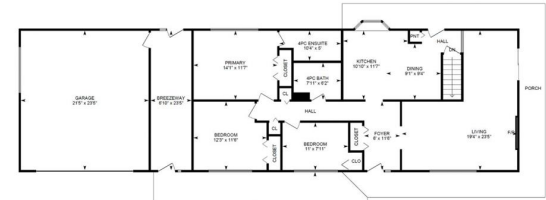






1 Priddis Creek Dr, Bragg Creek, AB

Main Floor Exterior Area 1328.27 sq ft
Excluded Area 699.32 sq ft



Basement (Below Grade) Interior Area 544.15 sq ft
Excluded Area 642.14 sq ft

