



**162004 1315 Drive W**  
**Rural Foothills County, Alberta**

**MLS # A2283995**



**\$1,760,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Priddis Creek Estate   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence   |               |                   |
| <b>Size:</b>     | 2,517 sq.ft.   | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Front Drive, Garage Faces Front, Gravel Driveway, Insulated, Oversized, Part |               |                   |
| <b>Lot Size:</b> | 10.40 Acres  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Front Yard, Garden, Landscaped, No Neighb      |               |                   |

|                    |  |                   |  |
|--------------------|--|-------------------|--|
| <b>Heating:</b>    | Central, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas, Wood  | <b>Water:</b>     | Cistern, Well                                |
| <b>Floors:</b>     | Slate, Tile  | <b>Sewer:</b>     | Septic System                                |
| <b>Roof:</b>       | Metal  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | 26-22-4-W5                                   |
| <b>Exterior:</b>   | Cedar, Log, Post & Beam, Wood Frame  | <b>Zoning:</b>    | CR   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, No Animal Home, Open Floorplan, Pantry, Vaulted Ceiling(s) |                   |  |
| <b>Inclusions:</b> | NA   |                   |  |

Stunning Custom Cabin on private 10.4 acres minutes west of Calgary! This beautifully designed WALKOUT cabin is nestled in a park-like setting, ~3 minutes from Priddis golf course and offers over 10.4 acres of serene, tree-lined privacy. A true showcase of quality craftsmanship and style across all three levels, this charming 1.5-storey home with a fully finished walkout basement is a rare find. Step inside to discover soaring wood plank ceilings that create a sense of grandeur, complemented by HEATED SLATE TILE FLOORING throughout. The country-style kitchen blends rustic charm with modern touches, featuring a vintage-inspired range, granite countertops, rich wood cabinetry, and a corner pantry. Enjoy the spacious living and dining areas, with access to a large wraparound front deck that's perfect for entertaining or soaking in the peaceful surroundings. Choose your primary bedroom on the main or upper level&mdash; all three bedrooms includes its own private ensuite, designed with spa-like features, in-floor heating, custom tilework, large showers, and walk-in closets. Outside, you'll find three garden sheds, custom fireplace, woodburning HOTTUB, sweeping views of the rolling hills and forested landscape with private walking trails. Peaceful, private, and only a short drive to Calgary, this is your designer dream home in the foothills&mdash;a true 5-star retreat just minutes from Priddis. Call TODAY to book your personal VIEWING! A truly One.Of.A.Kind property that can pay for itself and can be passed onto your next generation.