



**GRASSROOTS**

REALTY GROUP

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**288145 160 Avenue W  
Rural Foothills County, Alberta**

**MLS # A2284792**

**\$1,820,000**



<b>Division:</b>	Priddis Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,159 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insu		
<b>Lot Size:</b>	4.13 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, Native Plants, No Neighbours Behind, Private, See		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	36-22-4-W5
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, High Ceilings, Jetted Tub, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** None

Words cannot describe the view from this beautiful walk out bungalow with over 3800 sq ft of living space in Priddis Woods. Mountains, mountains and more mountains! Artists and photographers of all abilities will be unable to take their eyes away from one of nature's finest displays of Southern Alberta. This is truly a special location. A home for the most discerning buyer. Sunshine highlights the gleaming hardwood floors .. and of course the view. A beautiful sunroom ..to gaze at the view. a wall of windows in the living room and dining room catch.. yes the view. Three large bedrooms upstairs and the primary bedroom has .... you guessed it .. the view. Walking down the circular staircase to the large family room you eyes immediately go to.. the view! Another three bedrooms on lower level .. and yes of course they have views, underfloor heating throughout this level and a stair to the attached triple garage which also has underfloor heating. Garage also has access from upper level. Carpet recently replaced. This property has towering spruce trees, sunshine and although you do have neighbours you can imagine yourself in your own private space with no-one else around. A walking pathway around the community encourages strolls through nature. If you are looking for that very special place you must come and see this property. Oh .. and did I mention the views??