



**GRASSROOTS**  
REALTY GROUP

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85045 169 Avenue W  
Rural Foothills County, Alberta

MLS # A2299463



**\$1,799,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,737 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Brush, Cleared, Cul-De-Sac, Front		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-22-2-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** Swim spa. Basement suite: washer, dryer, refrigerator, dishwasher, microwave, stove

Experience the perfect balance of peaceful country living and city convenience with this stunning 2024-built home, ideally located just minutes outside Calgary's city limits off 22X on the way to Priddis. Set on 2 acres in the rolling landscape of Foothills County, this property offers 3,804 sq ft of total developed living space across three levels, including a fully developed walkout (illegal) basement suite, making it an exceptional opportunity for those seeking flexibility, multi-generational living, or rental potential. Designed to capture breathtaking 360-degree views from every room, the home showcases sweeping vistas of the surrounding hills and distant mountains, creating a true retreat-like setting. Inside, the main living area is anchored by soaring 20-foot ceilings that create a grand and open atmosphere, complemented by expansive windows that flood the space with natural light. The open-concept layout seamlessly connects the living and dining areas, making it ideal for both everyday living and entertaining. The kitchen is beautifully appointed with quartz countertops, stainless steel appliances, an induction cooktop, pot filler, striking backsplash, and a statement hood fan, all centered around a large island. White oak hardwood flooring runs throughout the home, adding warmth and cohesion. The main level also features a dedicated office with custom built-ins, a spacious mudroom, and a remarkable pool room addition (not included in the total square footage) complete with a state-of-the-art swim spa that functions as a hot tub, resistance pool, and relaxation space, all surrounded by incredible views. Upstairs, an open-to-below walkway enhances the sense of space while showcasing the home's architectural design and scenery. This level includes three large bedrooms, including a luxurious primary retreat with stunning mountain views, a

walk-in closet, and a spa-inspired ensuite featuring a stand-up shower with luxury blue tile and gold fixtures, double vanities, and a soaker tub. Additional bedrooms are complemented by a versatile flex space overlooking a serene patio, offering the perfect vantage point to take in Foothills sunsets. The fully developed walkout lower level provides exceptional versatility with a private (illegal) suite that includes direct access to the garage, a full kitchen, a spacious living area with a gas fireplace, two bedrooms, and a full bathroom. Whether used for extended family, older children, guests, or as a rental opportunity, this space offers both comfort and independence. The exterior of the property is freshly seeded and ready for future landscaping or tree planting, giving new owners the opportunity to further enhance the already picturesque setting. This home is suited for a peaceful escape close to Calgary, families wanting to enjoy the entire home together, multi-generational living, or downsizers seeking space, privacy, and flexibility without sacrificing proximity to the city.