



178028 229 Street W
Rural Foothills County, Alberta

MLS # A2304308



\$2,600,000

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|------------------|--|---------------|-------------------|
| Division: | Priddis Ridge | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 4,207 sq.ft. | Age: | 1998 (28 yrs old) |
| Beds: | 5 | Baths: | 4 full / 1 half |
| Garage: | Quad or More Attached | | |
| Lot Size: | 2.54 Acres | | |
| Lot Feat: | Backs on to Park/Green Space, Conservation, Landscaped, Many Trees, Priv | | |

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|--------------------|---|-------------------|---------------|
| Heating: | Central, In Floor, Fireplace(s), Forced Air | Water: | Well |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 22-22-3-W5 |
| Exterior: | Cedar, Cement Fiber Board, Stone | Zoning: | CR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Beamed Ceilings, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub | | |
| Inclusions: | Shed and second washer/dryer set. | | |

Set on 2.54 acres in Priddis and backing directly onto environmental reserve, this exceptional property offers the privacy and feel of a much larger estate. Thoughtfully positioned to capture both sunrise and sunset, the home enjoys a quiet setting with views from nearly every window. Originally built in 1998 and substantially renovated in 2014, the home offers 5 large bedrooms and 5 bathrooms, including 3 bedrooms with private ensuites. The main living areas are warm and inviting, featuring reclaimed wood flooring, open beam architecture, and expansive windows that bring the outdoors in. The custom kitchen is designed for both function and entertaining, with a large granite island, ample storage, hidden pantry, and a Wolf range anchoring the space. This home is built for lifestyle. A well-equipped theatre and games room, integrated home automation for sound and TV, and a large fitness room with stunning views of the reserve create a complete in-home experience. A fully equipped attached triple garage is paired with an additional garage bay, currently transformed into an exceptional lifestyle space featuring a golf simulator, finished with high-end metal cabinetry. It's a rare, highly versatile extension of the home, ideal for the enthusiast and easily adapted for a wide range of hobbies or a premium showcase setting. Outdoor living is equally impressive. The covered and heated deck features a wood-burning fireplace and built-in BBQ, creating a year-round space to entertain. A south-facing orientation captures mountain and valley views, while the beautifully landscaped grounds include mature trees, natural rock features, and frequent visits from local wildlife. Despite the peaceful setting, the location is highly convenient. Paved access is maintained year-round, with a 12-minute drive to Shawnessy, quick access to Stoney Trail, and nearby

amenities including Costco. The community offers a strong lifestyle component with events, recreation, and access to Red Deer Lake School, including bus service from the end of the driveway. The drive home along Highway 22X, with open views of the mountains and minimal traffic, is a daily reminder of what makes this property so special. Some images have been virtually enhanced.