



320070 163 Avenue W
Rural Foothills County, Alberta

MLS # A2312326



\$1,479,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,408 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	15.59 Acres		
Lot Feat:	Landscaped, Lawn, Pasture, Secluded, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	34-22-4-W5
Exterior:	Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, Vaulted Ceiling(s), Wood Windows		

Inclusions: Patio Furniture on Deck; Barbecue, Heat Lamp & Furniture at Firepit; Shelving in Outbuilding; Workbench and Cupboards in Attached Garage; Dog Kennel, Antique Wagon

After nearly 40 years, we have decided to pass on our picturesque parklike acreage west of Priddis to a new owner. You will enjoy a mix of natural and groomed forest, expansive lawns, as well as a six-acre pasture which lies in a separate but adjoining quarter section. The home is a ranch style bungalow designed and completed in 1987. There are a group of four very useful outbuildings for added country convenience. There is an expansive wrap around deck attached to the house as well as a cozy firepit / picnic area. The property is fenced and has a training pen and corral for easy livestock handling and feeding. Property is located on the south side of highway 22 in Wildlife Management Zone 312 where you will enjoy an opportunity to see a nice variety of native birds and animals. It is NOT in a Subdivision and there are NO Restrictive Covenants. This property is well maintained, and we can offer a full selection of machines to make this acreage fun and easy to look after, if you are interested in purchasing. Great location, easy access to marvelous Kananaskis Country, a few quick miles from prestigious Priddis Greens Golf and Country Club, and twenty minutes to Calgary. Call your favorite realtor for viewing!! Come and see if this is your new country home!