



GRASSROOTS
REALTY GROUP

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10, 209033 Plummers Road W
Rural Foothills County, Alberta

MLS # A2330703



\$1,649,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,370 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Driveway, Gravel Driveway, Over		
Lot Size:	11.85 Acres		
Lot Feat:	Landscaped, Rectangular Lot		

Heating: In Floor, Forced Air, Natural Gas

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Water: Well

Sewer: Septic Tank

Condo Fee: -

LLD: 35-21-3-W5

Zoning: CR

Utilities: -

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Inside: Dishwasher x2, Dryer x2, Refrigerator x2, Stove x2, Washer x2, Hoodfan, Microwave, All window coverings, cushion understairs in basement nook, extra cabinet wood, tiling, MDF finishing materials. Outside: hay feeder, water troughs, horse shelter, spare wood, posts, rails, I-beams, greenhouse, 2 metal wheelbarrows, red shelves behind garage, metal bin outside garage, attached to garage basketball net, patio furniture at both houses, raised beds and metal bins, solar panels, rain barrels, burning barrels, metal and plastic piping, wood pallets, firepit bricks, electric fence.

Welcome to an extraordinary 11.85-acre country estate just minutes from Priddis and Calgary's west side, where luxury, privacy, and versatility come together in a truly breathtaking setting. A standout feature of this remarkable property is the fully detached, nearly 1,100 sq. ft. 2-bedroom bungalow legal suite (built in 2020)—a rare offering that creates endless possibilities for multi-generational living, aging parents, adult children, guests, a home-based business, or valuable rental income. Custom built in 2013 by renowned Viceroy Homes, an award-winning builder celebrated for exceptional craftsmanship and distinctive timber frame-inspired designs, the stunning 1.5-storey walkout main residence showcases timeless architecture, soaring vaulted ceilings, and a spectacular wall of oversized windows that flood the home with natural light while framing picturesque country views. Designed for both everyday living and entertaining, the open-concept main floor seamlessly connects the custom kitchen, spacious dining area, and impressive great room. The main-floor primary retreat offers the convenience of single-level living and features a spa-inspired ensuite with heated floors and a generous walk-in closet with custom built-ins. Upstairs, the loft provides additional living space or serves beautifully as a private bedroom with its own ensuite. The partially developed walkout basement expands the home's versatility with in-floor heat, a spacious recreation room, fourth bedroom, abundant storage, and direct access to the outdoors. The detached bungalow legal suite is beautifully appointed with its own full kitchen, bright living room, two bedrooms, laundry, private entrance, and complete independence from the main home. Whether accommodating extended family, creating a private guest retreat, generating rental income, or providing dedicated workspace,

this exceptional legal suite is a feature rarely found on acreages of this calibre. Positioned between the two homes, the oversized detached double garage enhances both convenience and privacy while complementing the property's thoughtful layout. Surrounded by rolling countryside and endless Alberta skies, the 11.85-acre parcel offers room for horses, hobby farming, gardens, and outdoor recreation while providing the peace and serenity of country living. Despite its private setting, you're just minutes from Priddis, Bragg Creek, and Calgary's west side. A rare opportunity to own a one-of-a-kind estate where renowned Viceroy craftsmanship, a stunning walkout home, a fully detached bungalow legal suite, and an exceptional acreage setting come together to create the ultimate country lifestyle.