



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

100, 240117 210 Avenue W
Rural Foothills County, Alberta

MLS # A2342182



\$2,850,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,742 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 3 half
Garage:	Triple Garage Attached		
Lot Size:	21.00 Acres		
Lot Feat:	Private		

Heating:	Boiler, Central, Fan Coil, Natural Gas	Water:	Other
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-22-3-W5
Exterior:	Cement Fiber Board, Stone	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Recessed Lighting		

Inclusions: None

EXCEPTIONAL VALUE ON 21 ACRES — A RARE OPPORTUNITY. With a reconstruction appraisal of \$2,420,000 and an asking price of \$2,850,000, only \$430,000 is allocated to the 21 acres of land. This pricing highlights an exceptional land-to-asset ratio, offering a rare opportunity to acquire a substantial estate where the land component is valued far below what is typically seen for properties of this scale and exclusivity. As you make your way up the private lane, framed by mature trees and lush natural landscaping, you arrive at an impressive, thoughtfully crafted home. The foyer opens into a warm and inviting family room, highlighted by a dramatic 20-foot stone fireplace that serves as the focal point of the space. The gourmet kitchen is sure to impress, offering a generous 10-foot island with seating, striking granite counters, a stylish backsplash, a Silgranit double under-mount sink, and high-end S/S appliances. These include a Jenn Air 48" dual-fuel range with six burners, grill and dual ovens, a custom wood hood vent, Jenn Air built-in oven, double-door refrigerator/freezer, built-in dishwasher, trash compactor, wine fridge, and warming drawer. A built-in desk with upper cabinetry adds convenience and functionality. The adjoining dining nook provides beautiful views of the surrounding trees and forest-like setting, while the formal dining room offers an elegant space for hosting special occasions. Both the dining nook and the main floor primary suite open onto the expansive deck, complete with a BBQ hookup. The home offers two primary suite options — one on the main level and one upstairs. The main floor ensuite includes a jetted tub, double vanity, and steam shower. Two additional 2 piece bathrooms complete the main level. The upper floor features a striking open to below catwalk and several built in desk nooks ideal for studying or working from

home. The upper primary suite includes its own desk nook, a well appointed 3 piece ensuite, and a walk in closet. Two additional bedrooms share a thoughtfully designed Jack and Jill bathroom. A spacious bonus room, perfect for movie nights, anchors the upper level, along with a second laundry room and a convenient 2 piece bath. An oversized heated 3 car garage provides abundant space for vehicles, storage, and hobbies, with direct access to both the basement and the main level. What truly distinguishes this private estate is its 21 acres of beautifully forested land, offering a mix of trees, shrubs, and open areas. Nearby amenities include the Priddis General Store, a service station, a local restaurant & bar, and a charming coffee shop. Priddis Greens Golf and Country Club is close by, offering personal & corporate memberships. Outdoor enthusiasts will appreciate the proximity to Bragg Creek, scenic parks, hiking & biking trails, horseback riding routes, & numerous campgrounds, and the Millarville Farmers' Market. This property is currently undergoing subdivision. The remaining 138 acres are also available for \$2,220.00.