

# **\$2,495,000 - 256011 166 Avenue W, Rural Foothills County**

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MLS® #A2205531

**\$2,495,000**

3 Bedroom, 5.00 Bathroom, 2,343 sqft  
Residential on 2.83 Acres

NONE, Rural Foothills County, Alberta

May 4 Open House 1-3 pm If you are desiring an acreage lifestyle in a pristine country setting with a contemporary W/O BUNGALOW and a very spacious HIGH QUALITY SHOP, this may just be the property for you. Located in the beautiful PRIDDIS AREA of the Foothills, this 2015 custom bungalow is on a 2.83-acre lot in a community with other high-quality homes. Located on a quiet dead-end road, this setting is ideal for raising a family or just enjoying a more peaceful lifestyle and still be only 15 MINUTES to the SW RING ROAD and 20 minutes to Calgary south area. The bungalow has 2 bedrooms with ensuites on the main, the master ensuite being a truly spa like retreat, a gourmet chef's kitchen with top of line S/S Wolf & Miele appliances including a custom Teppanyaki cooking station, office/den, living room with double sided FP, dining area and laundry room. The lower level contains a bar, bedroom with en suite, rec room, exercise area and media room that can open to the rec room. The home is a smart home with radio RA light switches and auto Lutron blinds and unparalleled custom highly efficient heating and air circulation system. A unique feature of this property is the 2,300 sq. ft. SHOP that the owner custom built for his past heating/plumbing business activity and hobby work to an exceptional construction and equipment standard. The construction is well above average in materials and features



including an extensive dust collection system with auto blast ports, numerous shelving and drawer storage units and exceptional heating system. The various pieces of equipment which stay with the shop include table saw, belt sander, miter saw, spindle sander, jointer, lathe, drill press, planer, band saw and more all linked to a central dust removal system! THE SHOP HAS 16 ft. and 12 ft. OVERHEAD DOORS , 220-volt service, a SPACIOUS PLANT GROWING ROOM with extensive lighting on the mezzanine where you can get a start on garden plants and massive deck above the shop. Other features of the property include paved driveway, A/C, large, enclosed garden with raised beds, beautiful deck off the living room with built-in outdoor kitchen and free-standing pizza oven, outdoor path lighting to fire pit area, power entry gates and much more.

Built in 2015

### **Essential Information**

MLS® #	A2205531
Price	\$2,495,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,343
Acres	2.83
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	256011 166 Avenue W
Subdivision	NONE

City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0I 1W2

### **Amenities**

Parking	Additional Parking, Triple Garage Attached
# of Garages	5

### **Interior**

Interior Features	Granite Counters, No Animal Home, Walk-In Closet(s), Bookcases, Built-in Features, Closet Organizers, Central Vacuum, Vinyl Windows, Kitchen Island, Smart Home, Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Freezer, Gas Cooktop, Wine Refrigerator
Heating	In Floor, Natural Gas, Boiler, Humidity Control, Hot Water, Make-up Air, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Double Sided, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Awning(s), Lighting, Private Yard, Built-in Barbecue, Fire Pit, Garden, Outdoor Kitchen, RV Hookup
Lot Description	Garden, Backs on to Park/Green Space, Landscaped, Paved, See Remarks
Roof	Asphalt
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	39
Zoning	CR

### **Listing Details**

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