

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

---

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

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 34              |
| Zoning         | CR              |

### **Listing Details**

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.