# \$1,975,000 - 162004 1315 Drive W, Rural Foothills County

MLS® #A2261863

## \$1,975,000

3 Bedroom, 4.00 Bathroom, 2,517 sqft Residential on 10.40 Acres

NONE, Rural Foothills County, Alberta

Stunning 2004 Custom Cabin in the Heart of the Foothills – private 10.4 Acres!

This beautifully designed WALKOUT home is nestled in a park-like setting, ~3 minutes from Priddis GOLF COURSE and offers over 10.4 acres of serene, tree-lined privacy. A true showcase of quality craftsmanship and style across all three levels, this charming 1.5-storey home with a fully finished walkout basement is a rare find.

Step inside to discover soaring wood plank ceilings that create a sense of grandeur, complemented by HEATED SLATE TILE FLOORING throughout. The country-style kitchen blends rustic charm with modern touches, featuring a vintage-inspired range, granite countertops, rich wood cabinetry, and a corner pantry.

Enjoy the spacious living and dining areas, with access to a large wraparound front deck that's perfect for entertaining or soaking in the peaceful surroundings. Choose your primary bedroom on the main or upper levelâ€" all three bedrooms includes its own private ensuite, designed with spa-like features, in-floor heating, custom tilework, large showers, and walk-in closets.

Outside, you'll find three garden sheds,







custom fireplace, woodburning HOTTUB, sweeping views of the rolling hills and forested landscape with private walking trials. Peaceful, private, and only a short drive to Calgary, this is your designer dream home in the foothillsâ€"a true 5-star retreat just minutes from Priddis. Call TODAY to book your personal VIEWING! A truly One.Of.A.Kind property that can pay for itself and can be passed onto your next generation.

#### Built in 2004

#### **Essential Information**

MLS® # A2261863 Price \$1,975,000

Bedrooms 3 Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,517 Acres 10.40 Year Built 2004

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

## **Community Information**

Address 162004 1315 Drive W

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T0L1W4

## **Amenities**

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 15

Parking Gravel Driveway, Insulated, Oversized, Parking Pad, Triple Garage

Attached, Front Drive, Garage Faces Front, RV Access/Parking,

Secured, Workshop in Garage

# of Garages 3

## Interior

Interior Features Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High

Ceilings, Jetted Tub, Natural Woodwork, No Animal Home, Open

Floorplan, Pantry, Vaulted Ceiling(s), Central Vacuum

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave,

Refrigerator, Washer/Dryer, Water Softener, Water Purifier

Heating Central, In Floor, Fireplace(s), Natural Gas, Wood, ENERGY STAR

**Qualified Equipment** 

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes
Basement Full

### **Exterior**

Exterior Features Balcony, BBQ gas line, Garden, Private Entrance, Private Yard, Storage,

Barbecue, Fire Pit

Lot Description Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours

Behind, Private, Treed, Garden, Wooded

Roof Metal

Construction Wood Frame, Cedar, Log, Post & Beam

Foundation Poured Concrete

## **Additional Information**

Date Listed October 2nd, 2025

Days on Market 26 Zoning CR

#### **Listing Details**

Listing Office eXp Realty

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