

# \$1,395,000 - 1 Priddis Creek Drive, Rural Foothills County

MLS® #A2189934

**\$1,395,000**

3 Bedroom, 2.00 Bathroom, 1,328 sqft  
Residential on 15.22 Acres

Priddis Creek Estate, Rural Foothills County,  
Alberta

If you are looking for room for horses, travel trailer storage and the freedom of Alberta blue skies, this is it! At just under 16 acres in Priddis Creek Estates, this 3 bedroom, 2 bathroom walkout bungalow has almost 2000sqft of living space with a massive fenced in backyard and pastures beyond. This immaculate bungalow features a large eat in kitchen, a formal living room with wood burning fireplace, and a formal dining room with passthrough from the kitchen. The floor to ceiling windows welcome amazing views of Alberta's beautiful rolling hills, bringing nature into the living spaces. Down the hall, there are 3 good sized bedrooms with an ensuite off the primary. Both bathrooms have been recently updated. Downstairs includes a large recreation room with another wood burning fireplace, a den with closet and a quiet office space with a plethora of built in shelves. The lower level also features direct walkout access to the lower patio and walkway to your fire pit, for those starry foothills' nights. Your fenced in backyard provides a garden, three dog kennels, upper deck and lower patio and still has plenty of room to suit your needs. Beyond your backyard you have a children's playhouse, two animal shelters, multiple pastures that have been used to board horses, a creek and a pond. On top of the oversized heated double attached garage



there is also a massive 40' X 30' shop with 13' ceilings. At the front of the property there are three 20' sea containers and an RV parking pad, whether you use them yourself for storage or entrepreneurial enterprises the choice is yours.

Beyond your own property Priddis Creek Estates features a shared pond, clubhouse, pasture, baseball diamond, riding corral and a playground. All this and yet right at the edge of the city: 12 minutes to city limits, 15 minutes to stoney interchange, 20 minutes to Shawnessy shopping centre, 25 minutes to the park and ride, 20 minutes to Costco, 10 minutes to Bragg Creek and 8 minutes to Priddis

Built in 1973

### Essential Information

MLS® #	A2189934
Price	\$1,395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,328
Acres	15.22
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	1 Priddis Creek Drive
Subdivision	Priddis Creek Estate
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

## Amenities

Parking Spaces	10
Parking	Double Garage Attached, Insulated, Additional Parking, Gated, Heated Garage, Quad or More Detached
# of Garages	8

## Interior

Interior Features	Bookcases
Appliances	Dryer, Electric Range, Range Hood, Refrigerator, Washer, Gas Dryer
Heating	Natural Gas, Central, Fireplace(s), Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

## Exterior

Exterior Features	Balcony, Garden, Private Yard, Dog Run, Fire Pit, Kennel, Storage
Lot Description	Back Yard, Cleared, Corner Lot, Garden, Pasture, Brush, Creek/River/Stream/Pond, Dog Run Fenced In, Gentle Sloping, Meadow, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 24th, 2025
Days on Market	47
Zoning	CR

## Listing Details

Listing Office	Real Estate Professionals Inc.
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