

# \$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

If you are desiring an acreage lifestyle in a pristine country setting with a contemporary home 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 2,200 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 a 16 ft. and 12 ft. door, 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	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, Smart Home, Vinyl Windows, Walk-In Closet(s), Wet Bar, Bookcases
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Induction Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Freezer
Heating	Boiler, In Floor, Hot Water, Natural Gas, See Remarks, Humidity Control, Make-up Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Double Sided
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

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

### **Listing Details**

Listing Office	Royal LePage Solutions
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