

# \$2,298,000 - 192215 146 Avenue W, Rural Foothills County

MLS® #A2211814

**\$2,298,000**

4 Bedroom, 4.00 Bathroom, 3,530 sqft  
Residential on 6.94 Acres

NONE, Rural Foothills County, Alberta

Nestled in the heart of Priddis, this stunning post-and-beam home sits on nearly 7 acres of pristine land, offering jaw-dropping mountain and valley views, abundant wildlife, and complete privacy. This is truly what acreage living dreams are made of. Surrounded by double post-and-rail fencing—safely banded for horses—this property is thoughtfully developed for lifestyle and livestock. Enjoy canoeing on your private pond surrounded by wildlife. Relax by a trickling stream, 3-tier waterfall and pond, all fed by a natural spring. An advanced spring-fed irrigation system waters over an acre of garden space, including fully irrigated garden beds (two with protective lids), all safely enclosed within a secure, fenced yard. The land also features three cisterns collecting from the natural spring, heated automatic waterer for livestock, lush deer-resistant perennial gardens all set in dark sky country—perfect for stargazing. The Home, with over 5500 sq ft of enjoyable living space is built with energy efficiency in mind, it is warm and welcoming and includes an aluminum subfloor system for even distribution of in-floor heating including a dedicated boiler for exterior heated driveway pad. Designed for both comfort and functionality. The home includes 100-amp service (with wiring ready for 150), three gas fireplaces with temperature-controlled backup heat (functional even during power outages) and premium



appliances throughout. The show-stopping customized chefs kitchen features integrated Thermador fridge and vent hood, integrated Miele dishwasher, Frigidaire double ovens, Samsung secondary fridge and Bertazzoni 6-burner gas range. Additional home features include Bose Lifestyle sound system (indoor & outdoor), Vacuflo central vac, Home theatre projector & screen, Heated towel rack in primary bath, Ultra Bath air bubbler tub in second bath and fully enclosed and heated (overhead) sun/multipurpose room. With 28 years of loving stewardship, this rare property has been carefully cultivated and impeccably maintained. Whether you're looking to entertain, homestead, garden, or simply escape to your own private retreat this acreage offers it all. Come experience the magic of Priddis. This is more than a home it's a lifestyle.

Built in 1996

### Essential Information

MLS® #	A2211814
Price	\$2,298,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,530
Acres	6.94
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	192215 146 Avenue W
Subdivision	NONE
City	Rural Foothills County

County	Foothills County
Province	Alberta
Postal Code	T0L 1W2

### Amenities

Parking	Driveway, Triple Garage Attached, Paved, See Remarks
# of Garages	4

### Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island
Appliances	Dishwasher, Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Double Sided, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Other, Private Entrance, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Creek/River/Stream/Pond, Garden, Private, See Remarks, Treed, Views, Gazebo, Many Trees, Other, Pasture, Secluded, Underground Sprinklers, Waterfall, Wooded
Roof	Other
Construction	Stucco, Wood Frame
Foundation	Poured Concrete, Wood

### Additional Information

Date Listed	April 16th, 2025
Days on Market	5
Zoning	CR

### Listing Details

Listing Office	Real Broker
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