

780-228-2224 donna@donnawilson.ca

## 146114 288 Street W Priddis, Alberta

MLS # A2262150



\$1,249,000

Division: NONE Type: Residential/House Style: Acreage with Residence, Bungalow Size: 2,214 sq.ft. Age: 1999 (26 yrs old) **Beds:** Baths: Garage: **Double Garage Attached** Lot Size: 3.81 Acres Lot Feat: Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Many Trees,

**Heating:** Water: In Floor Roughed-In, Forced Air, Natural Gas Floors: Sewer: Carpet, Linoleum Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: 31-22-3-W5 Full, Unfinished, Walk-Out To Grade, Walk-Up To Grade Exterior: Zoning: Vinyl Siding, Wood Frame CR Foundation: **Poured Concrete Utilities:** Features: High Ceilings, Vaulted Ceiling(s)

**Inclusions:** All yard lights, Picnic table, 2 Double Adirondack Chairs, 2 Single Adirondack Chairs

Escape to this very private magical forest that is situated on 3.81 acres that is one of the most sought out & desirable areas in Priddis. This warm and inviting 2214 sq.ft. hillside walkout bungalow blends timeless, traditional charm and strategic design to capture all of the breath taking views. The main floor with its stunning two storey vaulted ceiling's in the great room c/w oversized windows, and a beautiful double mantle stone fireplace that anchors the gorgeous views, a 400 sq.ft. loft that is over looking the expansive great room and the majestic mountain views to the west and valley views to the south & east. The adjoining dining area and kitchen are surrounded by glass French doors and oversized windows on two complete walls that is breath taking. The beautiful kitchen features traditional, classic antique ivory solid wood cabinets with intricate detailing. Large counter height island with space for 3 or 4 counter height breakfast chairs, plenty of storage and prep space for those to create amazing meals. The spacious primary suite is a serene retreat with a walk-in closets and a 4-pc ensuite, complete with a 6 ft. jetted soaker tub and large vanity. There are two more oversized secondary bedrooms on the main floor for your growing family, and AC throughout. The oversized double attached garage features a separate stairwell that is conveniently placed for a separate private access to the lower level walkout. The walkout level is unfinished and ready for development, c/w roughed-in- infoor radiant heat. There is expansive room to create two large bedrooms c/w large walk-in closets, laundry room, 5-pc full bath storage room, family room , games area or a second full kitchen c/w a large pantry. Outside the property is a true oasis in the forest with manicured lawns & perennial gardens, oversized fire pit, hammock area to lay by the fire and watch the shooting stars, or read

a book and unwind. Enjo cozy. With its blend of na connection with nature, a	atural beauty and rural t	tranquility, this property	y is a rare find for those	seeking space, privacy	y, comfort, and a tru