

# \$1,800,000 - 200, 200042 198 Avenue W, Rural Foothills County

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MLS® #A2219363

**\$1,800,000**

4 Bedroom, 4.00 Bathroom, 2,080 sqft  
Residential on 6.98 Acres

NONE, Rural Foothills County, Alberta

A breathtaking renovated and upgraded home situated on a secluded ridge near Priddis provides unparalleled Mountain and Partial City Views. This fully finished Walk-Out bungalow features nearly 3,875 square feet of finished living space.

The expansive Kitchen boasts a substantial Island and features light and inviting Quartz countertops, High-end Marvel cabinetry complete with extensive built ins, soft close cabinet doors and custom drawers.

Top-tier appliances, including the built-in Miele appliances, Wolf gas cooktop, and more, contribute to the culinary excellence of this dream kitchen. A butler's pantry and breathtaking views further enhance the kitchen's ambiance.

Adjoining the kitchen is a cozy great room, offering panoramic views of the majestic mountains. Ample space and a warm gas fireplace make this the ideal retreat for guests and family.

Venturing beyond the nook area leads to a spacious deck that stretches the length of the home, providing an ideal spot for socializing, hosting barbecues, or simply savoring the panoramic views.



The large primary bedroom features a spacious walk-in closet and a luxurious 5-piece ensuite bath with direct access to the expansive back deck.

Bedrooms 2 and 3 are generously sized and feature large, bright windows. They share a Jack and Jill bath with direct access from each room.

The main floor boasts 9-foot-high ceilings throughout.

The fully finished walk-out basement offers a warm gas fireplace and a spacious recreation room, providing ample space for a comfortable sitting area and an optional games and fitness area. A large guest bedroom with spacious closets and a 4-piece bath just outside of the guest bedroom.

For entertainment, the home features a large Home Theatre Room equipped with a projector, 120-inch screen, and top-quality audio and video equipment.

The rear concrete patio extends the entire length of the home, offering a private oasis complete with a saltwater Arctic Spa Hot Tub. This patio is sheltered by the upper deck, providing protection from inclement weather.

Your vehicles will also appreciate this home, which features a spacious, heated triple garage with floor drains and 11-foot-high ceilings.

The dogs will be delighted by the dedicated dog wash located within the garage.

Additionally, a detached single garage offers further parking or storage space.

The greenhouse enhances the gardening

experience. Equipped with a watering system and heat-sensing window controls, it fosters an optimal multi season growing environment.

Approximately 3 acres of fenced land is available for horses to roam and a shelter when necessary. The property also includes room for additional pastures.

A short walking trail winds through the wooded area.

Properties offering these exceptional features are uncommon, making this one a rare opportunity.

Built in 2010

### **Essential Information**

MLS® #	A2219363
Price	\$1,800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,080
Acres	6.98
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	200, 200042 198 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 2W8

## Amenities

Parking Spaces	4
Parking	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Single Garage Detached, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, See Remarks, Water Softener, Window Coverings, Bar Fridge
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Mantle, Recreation Room, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Landscaped, Many Trees, No Neighbours Behind, Pasture, Private, Views, Garden, Irregular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	5
Zoning	CR

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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