

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

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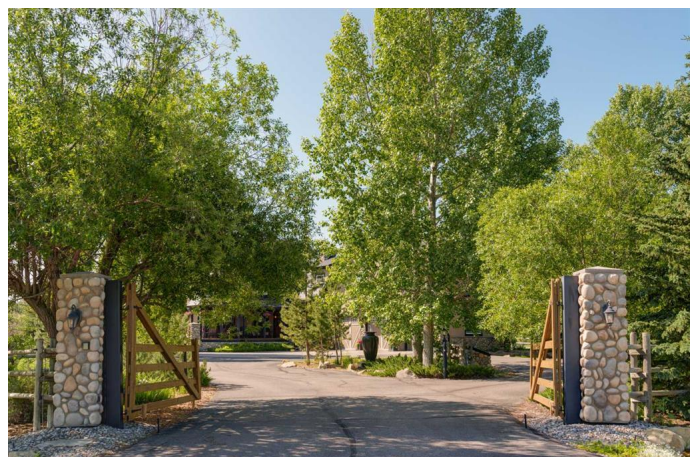
MLS® #A2241512

**\$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 youâ€™re looking to entertain, homestead, garden, or simply escape to your own private retreatâ€”this acreage offers it all. Come experience the magic of Priddis. This is more than a homeâ€”itâ€™s a lifestyle.

Built in 1996

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2241512                         |
| 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, See Remarks, Triple Garage Attached, Paved |
| # 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           | Boiler, In Floor                                                                                          |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 3                                                                                                         |
| Fireplaces        | Gas, Double Sided                                                                                         |
| 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, Gazebo, Many Trees, Other, Pasture, Private, See Remarks, Treed, Underground Sprinklers, Views, Secluded, Waterfall, Wooded |
| Roof              | Other                                                                                                                                                        |
| Construction      | Stucco, Wood Frame                                                                                                                                           |
| Foundation        | Poured Concrete, Wood                                                                                                                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 28              |
| Zoning         | CR              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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