

# \$1,300,000 - 179036 240 Street W, Priddis

MLS® #A2237833

**\$1,300,000**

2 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 18.72 Acres

NONE, Priddis, Alberta

Welcome to your private oasis, where natural beauty meets luxurious living. This incredible 18.72-acre property is being offered for sale for the very first time, a truly rare find just 20 minutes from Calgary. Prepare to be captivated by breathtaking, mountain views and the soothing sound of a creek meandering through the land. This serene escape offers the perfect balance of privacy and accessibility: peaceful country living with close proximity to city amenities. This beautiful Cee Der Log walk-out bungalow, lovingly enjoyed by the same family since the 1970s, is designed for both relaxation and entertaining, featuring an indoor pool perfect for year-round enjoyment. Large windows throughout the home brilliantly capture the stunning vistas, bringing the outdoors in and enhancing that true country-living feel. Beyond the home, the possibilities are endless. This property is a nature lover's dream, boasting not only the calming creek but also a couple of tranquil ponds. Abundant wildlife roams freely amidst the mature trees, dense brush, and open pastures. You'll find plenty of space for gardening, hobby farming, or simply enjoying the expansive open space and fresh air. Adding to the property's unique charm and rich history is an early 1900s train caboose. This piece of history would make a fun playhouse for kids or a fantastic hobby space for adults! Don't miss the opportunity to own this unique acreage with unparalleled views and lifestyle features rarely found so close to Calgary.



Built in 1971

## Essential Information

MLS® #	A2237833
Price	\$1,300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,085
Acres	18.72
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	179036 240 Street W
Subdivision	NONE
City	Priddis
County	Foothills County
Province	Alberta
Postal Code	T0L 1W4

## Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	10
Parking	Parking Pad, Triple Garage Detached
# of Garages	3
Waterfront	Creek, Stream
Has Pool	Yes

## Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, Natural Woodwork, Open Floorplan, Sauna, See Remarks, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Living Room, Wood Burning, Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Lawn, Many Trees, Native Plants, Pasture, Private, See Remarks, Sloped, Sloped Down, Treed, Views, Wetlands, Brush, Rolling Slope
Roof	Cedar Shake
Construction	Cedar, Log
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	3
Zoning	CR

## Listing Details

Listing Office	eXp Realty
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