

\$1,975,000 - 162004 1315 Drive W, Rural Foothills County

MLS® #A2261863

\$1,975,000

3 Bedroom, 4.00 Bathroom, 2,517 sqft
Residential on 10.40 Acres

NONE, Rural Foothills County, Alberta

Stunning 2004 Custom Cabin in the Heart of the Foothills – private 10.4 Acres!

This beautifully designed WALKOUT home is nestled in a park-like setting, ~3 minutes from Priddis GOLF COURSE and offers over 10.4 acres of serene, tree-lined privacy. A true showcase of quality craftsmanship and style across all three levels, this charming 1.5-storey home with a fully finished walkout basement is a rare find.

Step inside to discover soaring wood plank ceilings that create a sense of grandeur, complemented by HEATED SLATE TILE FLOORING throughout. The country-style kitchen blends rustic charm with modern touches, featuring a vintage-inspired range, granite countertops, rich wood cabinetry, and a corner pantry.

Enjoy the spacious living and dining areas, with access to a large wraparound front deck that’s perfect for entertaining or soaking in the peaceful surroundings. Choose your primary bedroom on the main or upper level – all three bedrooms includes its own private ensuite, designed with spa-like features, in-floor heating, custom tilework, large showers, and walk-in closets.

Outside, you’ll find three garden sheds,



custom fireplace, woodburning HOTTUB, sweeping views of the rolling hills and forested landscape with private walking trails. Peaceful, private, and only a short drive to Calgary, this is your designer dream home in the foothillsâ€”a true 5-star retreat just minutes from Priddis. Call TODAY to book your personal VIEWING! A truly One.Of.A.Kind property that can pay for itself and can be passed onto your next generation.

Built in 2004

Essential Information

MLS® #	A2261863
Price	\$1,975,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,517
Acres	10.40
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	162004 1315 Drive W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L1W4

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	15

Parking	Front Drive, Garage Faces Front, Insulated, Oversized, Parking Pad, RV Access/Parking, Secured, Triple Garage Attached, Gravel Driveway, Workshop in Garage
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# of Garages	3
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Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Jetted Tub
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Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Purifier, Water Softener
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Heating	Central, In Floor, Fireplace(s), Natural Gas, ENERGY STAR Qualified Equipment, Wood
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Wood Burning
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Has Basement	Yes
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Basement	Finished, Full, Exterior Entry, Walk-Out
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Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Fire Pit, Garden, Private Entrance, Private Yard, Storage
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Lot Description	Backs on to Park/Green Space, Front Yard, Garden, Landscaped, No Neighbours Behind, Private, Treed, Wooded
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Roof	Metal
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Construction	Cedar, Wood Frame, Log, Post & Beam
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Foundation	Poured Concrete
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Additional Information

Date Listed	October 2nd, 2025
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Days on Market	3
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Zoning	CR
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Listing Details

Listing Office	eXp Realty
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