

\$1,249,000 - 146114 288 Street W, Priddis

MLS® #A2262150

\$1,249,000

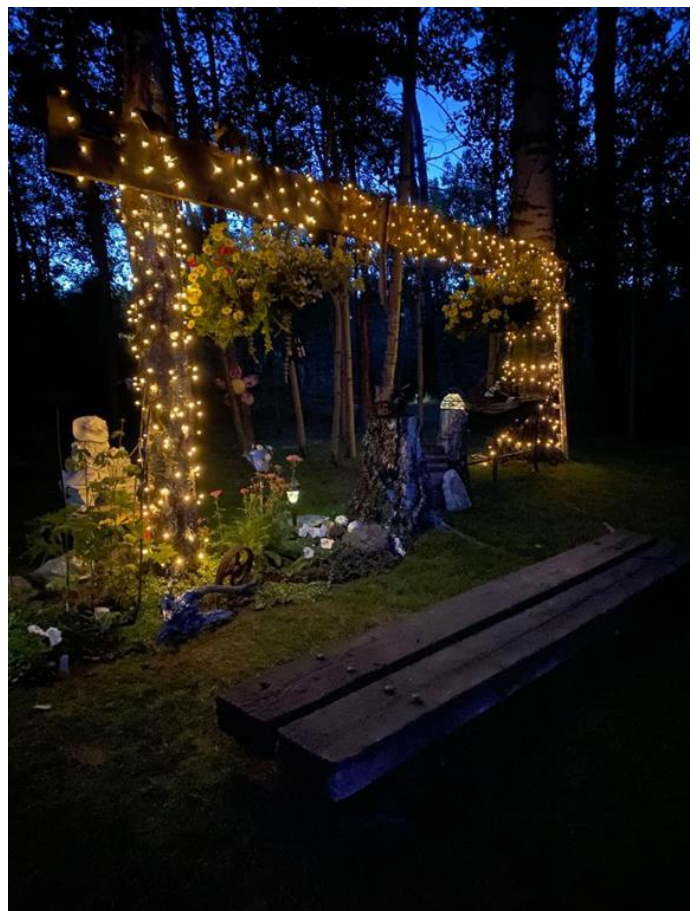
3 Bedroom, 2.00 Bathroom, 2,214 sqft

Residential on 3.81 Acres

NONE, Priddis, Alberta

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 overlooking 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- infloor 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. Enjoy the trails that wind around the acreage. A large storage shed and raised cat house to keep your outdoor cats cozy. With its blend of natural beauty and rural tranquility, this property is a rare find for those seeking space, privacy, comfort, and a true connection with nature, all within a short commuting distance from the city & the new ring road. This is where your dreams come true.

Built in 1999

Essential Information

MLS® #	A2262150
Price	\$1,249,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,214
Acres	3.81
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	146114 288 Street W
Subdivision	NONE
City	Priddis

County	Foothills County
Province	Alberta
Postal Code	T0L1W2

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Vaulted Ceiling
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out, Walk-Up To Grade



Exterior

Exterior Features	Fire Pit, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Many Trees, Rectangular Lot, Yard Lights, Rolling Slope
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
Days on Market	43
Zoning	CR

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.