

\$1,695,000 - 154098 183 Avenue W, Rural Foothills County

MLS® #A2268643

\$1,695,000

4 Bedroom, 3.00 Bathroom, 2,009 sqft
Residential on 15.39 Acres

NONE, Rural Foothills County, Alberta

A rare opportunity to own 15.77 acres just past the city limits—only 12 minutes from Shawnessy and 7 minutes to the South Ring Road. This gently sloping property rises to a beautiful high point where the spacious walkout bungalow is situated, capturing lovely mountain and valley views from the home and a city view from the upper portion of the land. Surrounded by other attractive acreages and estate homes, including Red Willow Estates, this sought-after Priddis corridor location offers peace, privacy, and enduring value. The land provides ample space for horses, a future shop, or possible, potential subdivision (seller does not guarantee this) as it would be subject to MD application and approval.

The home itself is solid and well-built, offering an excellent layout ready for renovation and personalization. The large kitchen enjoys mountain views, a cooktop island, four newer windows, above average amount of storage, and a built-in desk area. A few steps down, the living room features a stone-faced wood-burning fireplace and city views through its large windows. The primary bedroom includes a walk-in closet and 5-piece ensuite with a soaker tub, while the main-floor laundry offers a convenient sink and access to the double car attached, drywalled garage.

The walkout lower level includes three additional bedrooms—two large rooms and a third bedroom with a closet and under-stair



storage, making it ideal as an office or hobby space. A spacious workshop and utility area houses two newer hot water tanks (2017 & 2018) and enough space for multiple projects. With an excellent well (10+ GPM), a solid structure, and a prime location, this property represents a truly rare offering—a large, private acreage close to the city with exceptional potential to create the home and lifestyle you desire.

Built in 1986

Essential Information

MLS® #	A2268643
Price	\$1,695,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,009
Acres	15.39
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	154098 183 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 2S5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Additional Parking, Gravel Driveway

of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Mantle, Wood Burning, Gas Starter, Glass Doors, Stone

Has Basement Yes

Basement Full

Exterior

Exterior Features None

Lot Description Few Trees, Front Yard, Views, Gentle Sloping

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Wood

Additional Information

Date Listed November 5th, 2025

Zoning CR

Listing Details

Listing Office Royal LePage Solutions

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