

COUNTRY LIVING AT ITS' BEST



**For Further
Information
or Viewing
Contact:**

(403) 931-3500

“Calgary SMI
Commercial Real Estate
Limited, makes no
representation on
property or information
contained herein contact
the owner directly”

**FOR
SALE**

LOCATION:

20 minutes west of Spruce Meadows and the Shawnessy Shopping Centre on Highway 22.-- 5 minutes from the Hamlet of Priddis -- gas /groceries/restaurant and Community Hall.
25 minutes to Bragg Creek -- 5 minutes to the Priddis Golf Course

PROPERTY:

Nestled in the foothills of the Rockies, this private and secluded property consist of a 3600 sq ft , 2 story executive home on 40 acres of grass and woodlands. Indoor heated arena 60x120 attached heated 40x100 barn.
80x200 outdoor arena- 9 paddocks with shelters. -26x60 shop

EXECUTIVE RESIDENCE

2 story – 4 bedrooms -3 1/2 bathrooms, - Bright open concept living room, dining room and kitchen - 3 fireplaces (1 wood, 2 gas) Central Vac..Full panoramic Deck complete with gas connection for your barbecuing pleasure. - Large executive office with built in desk and book shelves.
Laundry room by master bedroom with walk- in closet.
Sauna and Hot Tub - 2 car garage with large heated mud room
.Recent Renovations include new roof and windows, furnace and hot water tank – Appliances included

PURCHASE PRICE: \$1,550,000.00

For Sale
Executive Home on 40 acres
Priddis, Alberta





33
22-3-5

0 35 70 140 210 280 350
Meters

Scale 1:4,738

FOCUS

Engineering - Geomatics - Planning

