

\$1,398,000 - 104 Sunrise Way, Priddis Greens

MLS® #A2102395

\$1,398,000

3 Bedroom, 5.00 Bathroom, 3,395 sqft

Residential on 1.01 Acres

Priddis Greens, Priddis Greens, Alberta

Welcome to this STUNNING, 3 Bedroom, 4.5 Bath Home in the sought after community of Priddis Greens! Over 5000 sq ft of LIVING space Nestled on a treed, corner lot of 1.01 acres. BONUS feature is a separate RV GARAGE with wash area and floor drains. Perfect for the Car Collector too! As you enter this home a calm, inviting warmth greets you. Notice the beautiful main floor hardwood, all recently refinished. On the left through the double French doors is your cozy living room with wood burning Fireplace and a beautiful view of the grounds. To the right of the foyer is a formal dining room OR office with double French Doors for added privacy. The Herringbone Design hardwood floor is gorgeous! There is a front hall closet and a 1/2 bath just off the main foyer. Entering into the OPEN CONCEPT Kitchen and sunken Great Room you can't help but notice the expansive deck outside and forest. The Kitchen boasts an island with Gas Cooktop, Granite counters , and cabinets. SS DOUBLE WALL OVENS, warming drawer, double door fridge with freezer, dishwasher, garbage compacter and garburator make this kitchen a Gourmet Cook's paradise. The White Porcelain Farm Sink adds a bit of country charm. There is also a corner pantry, wall pantry and built in desk area cleverly hidden behind cabinet doors. Step out the Garden doors to an enclosed deck and yard with a perennials, herb garden and a grass area. Back inside, the Great Room is a perfect size for entertaining and the



Gas Fireplace adds warmth and is a stunning feature. The main floor is finished off with a laundry room and entrance to the HEATED TRIPLE car GARAGE. Upstairs the flooring has all been redone with Engineered Hickory Hardwood. The Primary Bedroom has a beautiful front view and comes with two walk in closets complete with built in cabinetry. A 5 piece En Suite. is the perfect space to Soak away the day in the deep, jet tub or enjoy a nice STEAM SHOWER, and the HEATED flooring is such a treat! There are 2 more bedrooms on this upper level with their own 4 pce en suites perfect for guests. The 4th room upstairs can be a den, sitting room, craft room what ever you would like. The lower level is FULLY FINISHED with brand new carpet and paint. Perfect Recreation area for fun and games! Imagine what the FLEX room with it's own 3 pce bath can be. Plenty of storage space and access to the garage also! It is an easy walk or ride on a golf cart to Priddis Greens Clubhouse where you can enjoy a round of golf or dine in the Grandview Dining room. In the winter the cart paths are groomed for Cross Country Skiing and walking. Bragg Creek is 20 minutes to the west and South Calgary, Stoney Trail is 20 Minutes east. Easy access to Kananaskis county and the Rockies. Much has been done to this home over the past year from New Paint, Flooring, Carpet on the stairs, ALL new triple pane WINDOWS, new PVC water pipe throughout and much more to make this home MOVE IN READY! View Today Live here Tomorrow!

Built in 1991

Essential Information

MLS® #	A2102395
Price	\$1,398,000
Sold Price	\$1,325,000

Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,395
Acres	1.01
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	104 Sunrise Way
Subdivision	Priddis Greens
City	Priddis Greens
County	Foothills County
Province	Alberta
Postal Code	T0L 1W3

Amenities

Amenities	Clubhouse
Parking Spaces	6
Parking	Additional Parking, Block Driveway, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Oversized, RV Garage, See Remarks, Tandem, Triple Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, See Remarks, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Garburator, Gas Cooktop, Trash Compactor, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Great Room, Living Room, Wood Burning

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, RV Hookup
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Corner Lot, Landscaped, Many Trees, Underground Sprinklers, Wooded
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 18th, 2024
Date Sold	March 13th, 2024
Days on Market	55
Zoning	RC
HOA Fees	87.38
HOA Fees Freq.	MON

Listing Details

Listing Office	CIR Realty
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