

\$1,599,900 - 207 Hawk's Landing Rise, Priddis Greens

MLS® #A2112009

\$1,599,900

3 Bedroom, 4.00 Bathroom, 3,543 sqft

Residential on 0.91 Acres

Hawks Landing, Priddis Greens, Alberta

Custom built modified walkout bungalow on a lot just shy of 1 acre offered from the original owners, designed with endless upgrades, a 4-car heated garage, 5,714 square feet of developed space, backing on to a wooded reserve and complete with its own secret room! Welcome to the Timbers in Hawk's Landing at Priddis Greens. Positioned along a cul-de-sac the original owners spared no expense, beginning with a covered front porch, central air, irrigation, solid core maple doors and triple pane Pella windows with built in retractable screens and shades. Enter into vaulted ceilings, a plethora of built-in speakers throughout the entire home and Tigerwood flooring which leads you into the main floor primary suite. 10' ceilings wrapped in a stylish bulk head, his and her walk-in closets, heated floors in the 5-piece en-suite bath lead to a 3 head enclosed tiled shower, jetted tub and his and her sinks. The hub of the main floor runs past the 1st gas fireplace in the lifestyle room, the oversized family dining room and into a true gourmet kitchen. Granite counters and backsplashes, Sub Zero beverage fridge, Wolf 6 burner gas stove, custom hood fan, spice rack pull outs, Sub Zero Professional fridge/freezer, Meile dishwasher, cabinet faced Wolf warming drawer, pot filler, miles of cabinets and prep space connecting to the enlarged nook with a generous walk in pantry to one side and access to the upper outdoor space to the other. Expand your entertaining on the full width covered deck complete with



outdoor speakers, an area large enough to relax, dine and come together around the wood burning fireplace with gas log starter. The home's main floor laundry room is adjacent to the 4-car garage entry as well as a separate side entry, 3-piece bath and stairs to the upper media loft. The perfect fit for family gatherings or to watch the big game on your 106-inch projector screen with a 7.1 surround system, this added space is sure to impress and let's not forget about the hidden room the kids will enjoy too, located just behind the bookshelf! The fully developed walkout level starts with heated floors throughout, luxury vinyl plank flooring, a wine cellar and games nook on each side of the wet bar with access to the lower concrete covered patio and sun patio stretching out to the private South West facing wooded yard, upper grass area for the kids, hot tub and space for endless summer games and fun. With an open design, the lower level offers a gym, pool table area, a 2nd home theater, 3rd fireplace a 3-piece bath with steam shower, 2 oversized bedrooms and one with its own 3-piece en-suite bath. Location, community, lot size, design, upgrades all in a plan sure to impress !

Built in 2009

Essential Information

MLS® #	A2112009
Price	\$1,599,900
Sold Price	\$1,600,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	3,543
Acres	0.91
Year Built	2009
Type	Residential

Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	207 Hawk's Landing Rise
Subdivision	Hawks Landing
City	Priddis Greens
County	Foothills County
Province	Alberta
Postal Code	T0L 1W3

Amenities

Amenities	None
Parking Spaces	8
Parking	Driveway, Heated Garage, Oversized, Quad or More Attached

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings, Wine Refrigerator
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Living Room, Outside, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Neighbours Behind, Landscaped, Many Trees, Native Plants, Underground Sprinklers, Private, Secluded, Treed, Views
Roof	Asphalt Shingle

Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	September 10th, 2024
Days on Market	186
Zoning	RC
HOA Fees	240.00
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX First
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