

\$879,900 - 88 Sunset Way, Priddis Greens

MLS® #A2135610

\$879,900

4 Bedroom, 4.00 Bathroom, 1,821 sqft
Residential on 0.09 Acres

Priddis Greens, Priddis Greens, Alberta

Calling all golfers and nature enthusiasts! Highly desirable "Priddis Greens" development in the heart of the foothills offering spectacular mountain views, treed woodlands & world class golfing right at your doorstep. Minutes from Calgary City limits & new ring road providing access to all areas of Calgary & shopping conveniences. This marvelous community offers year-round activities including social club events, miles of walking paths, winter cross country skiing on groomed trails & ice skating. Enjoy dining at the full menu Country Club restaurant or order your meal to take out! Bragg Creek & Priddis restaurants & shopping options are sure to add variety. The location of this villa is one of the best in the entire development on a dead-end cul-de-sac backing to a treed, landscaped green space & the 7th hole of the Raven Golf course. Inside you'll discover the work of a professional interior designer transforming this massive villa into an ageless masterpiece! This Augusta model is the largest model built & is highly sought out! Enjoy views of the trees, perennial flower beds, golf course & mountains beyond from every principle room! The Primary bedroom retreat is spacious, has vaulted ceilings & a bay window sitting area to enjoy leisure time & endless views. The re-designed ensuite features white marble tile, glass paneled shower, soaker tub & double sink vanity. Even your feet will be pampered with the heated floors! Convenient main floor den, spare bedroom, laundry,



3-piece modernized bathroom & formal dining room with skylights adding loads of ambient light. Not to forget the gorgeous, renovated kitchen turned into a chefs dream with custom Oak cabinets, granite countertops & stainless-steel appliances. The spacious vaulted Great room offers loads of room to entertain large groups of friends. The developed walk-out basement adds a 3rd bedroom, 2 more full baths, large Rec-room with cozy fireplace & wet bar plus the guests will be pampered in the visitors/Mother-in-law suite with massive bedroom, sitting area & its own full bathroom. Oversized garage is heated, has loads of storage shelves plus an additional bay for your golf cart and bikes. Plumbing has been replaced with PEX lines. Yearly serviced furnaces & newer hot water tank offer peace of mind.

Built in 1990

Essential Information

MLS® #	A2135610
Price	\$879,900
Sold Price	\$855,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,821
Acres	0.09
Year Built	1990
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	88 Sunset Way
Subdivision	Priddis Greens

City	Priddis Greens
County	Foothills County
Province	Alberta
Postal Code	T0L 1W0

Amenities

Amenities	Clubhouse, Community Gardens, Golf Course, Other, Park, Picnic Area, Ski Accessible, Snow Removal, Trash
Utilities	Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Phone Connected, Satellite Internet Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Trash Compactor, Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Gas Starter, Mantle, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Lighting, Rain Gutters
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Many Trees, On Golf Course
Roof	Concrete
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 18th, 2024
Days on Market	20
Zoning	RC
HOA Fees	3079.65
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX Realty Professionals

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