

\$724,900 - 108 Sunset Way, Priddis Greens

MLS® #A2149998

\$724,900

3 Bedroom, 3.00 Bathroom, 1,622 sqft
Residential on 0.00 Acres

Priddis Greens, Priddis Greens, Alberta

Welcome to your dream home nestled in the picturesque community of Priddis Greens, set against the breathtaking backdrop of the Foothills of the Rocky Mountains. This exclusive golf course community is just a short 10-minute drive from the Calgary city limits, offering the perfect blend of tranquil country living and city convenience. This stunning Lacosta model villa is uniquely positioned beside hole #9 of the Raven course, providing serene views and direct access to the fairways.

The main floor features a spacious den, ideal for a home office with fibre optic internet and large windows that flood the space with natural light. A current second office can easily be converted into a bedroom to suit your needs. The elegant formal dining room, with beautiful hardwood floors, is perfect for entertaining. The spacious, well-appointed kitchen includes a breakfast nook for casual dining and an upgraded three-season sunroom accessible from the kitchen, offering a perfect space to enjoy the outdoors in comfort. The living room boasts vaulted ceilings and hardwood floors, creating a grand yet cozy atmosphere. The master bedroom serves as a luxurious retreat with a 4-piece ensuite, and the conveniently located main floor laundry room adds to the ease of living.

The lower level features a cozy family room with a walkout to the patio and an electric



fireplace, ideal for relaxing with family and friends. The guest suite includes a bedroom and a bathroom, offering privacy and comfort for visitors. The beautifully landscaped grounds feature a charming front patio. All Poly B piping has been removed, ensuring peace of mind. The attached garage is heated and insulated, ready to accommodate all your toys and vehicles.

The community offers an array of amenities, including walking paths during the summer and cross-country skiing in the winter, making this a year-round outdoor paradise. This exceptional villa in Priddis Greens is a rare find. Schedule your viewing today and experience the unparalleled lifestyle it offers.

Built in 1990

Essential Information

MLS® #	A2149998
Price	\$724,900
Sold Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,622
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	108 Sunset Way
Subdivision	Priddis Greens
City	Priddis Greens

County	Foothills County
Province	Alberta
Postal Code	T0L 1W3

Amenities

Amenities	Ski Accessible
Parking Spaces	4
Parking	Double Garage Attached, F Garage, Insulated



Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, High Ceilings, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Garburator, Gas Water Heater, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas Log
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, On Golf Course
Roof	Concrete, See Remarks, Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	August 2nd, 2024
Days on Market	14
Zoning	RC
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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