

\$930,000 - 116 Sunset Way, Priddis Greens

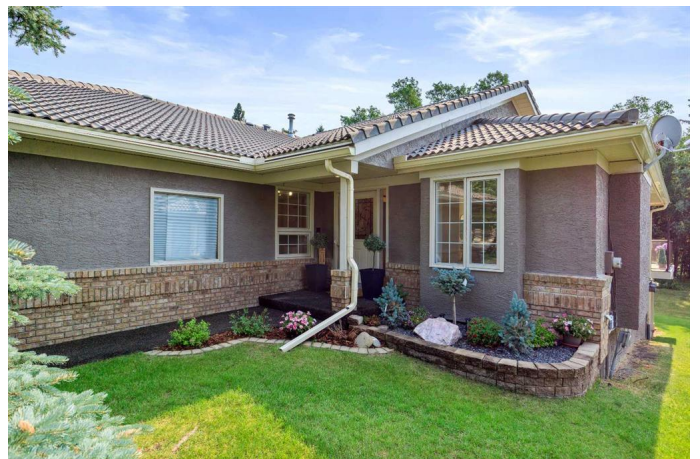
MLS® #A2151628

\$930,000

3 Bedroom, 3.00 Bathroom, 1,719 sqft
Residential on 0.08 Acres

Priddis Greens, Priddis Greens, Alberta

PRIDDIS GREENS â€“ unique opportunity to own a piece of Paradise! Nature lovers, golfers, cross country skiers, hikers and walkers alike will relish the incredible location nestled in the heart of the Foothills, with the Rocky Mountains as the backdrop. Priddis Greens features two world class golf courses, miles of walking and hiking trails, groomed cross-country ski trails (in the winter) and ice-skating. With the Clubhouse at hand, you will enjoy year-round activity with social club events and the Country Club full menu Restaurant, plus all that Priddis and Bragg Creek have to offer as well. Additionally, with the new Ring Road it is only a few minutes from all that Calgary has to offer as well. The elegance and modern conveniences of this Masterfully totally renovated home, will astound you! 3 bedroom, 2 ensuite, a 2-pc powder room and a total of 3422.29 sq.ft. of developed space. Stepping through the foyer the gleam of the new artistically designed luxury vinyl floors and the neutral palette exude warmth that invites you in with clear sightlines to the Living room, Kitchen and Dining room. The view from the Living room looks out onto the golf course screened with evergreens for privacy. Meal preparation will be enjoyed with this kitchen complete with 3â€• thick quartz counter tops, solid walnut Legacy cabinets with features that include built-in garbage and recycling, towel and dishcloth racks, knife and slice drawers, butcher block built-in cutting board, and roll out



pantry shelves. Built-in glass cabinets with interior lighting showcase your fine-china and stemware. The dining room includes coffered ceilings enhanced by a tasteful chandelier and built-in cabinetry. Move on through double French doors to the den or office space with a shiplap feature wall – perfect for working from home. The Master Bedroom located on the main floor includes a walk-in closet and a fabulous ensuite with a new curbless double shower with 6 body jets – truly an oasis to enjoy! Two additional large bedrooms and a fitness room with a sprung floor are located on the Lower Walk-Out Level. Cozy up on chilly nights by the brick two-sided wood burning fireplace in the recreation room that looks out onto the back yard and golf greens. The temperature-controlled Wine Room, with glass walls and display racks compliment the fully equipped wet bar for ease of entertaining family and friends. The Patio and Composite Deck add to the outdoor living experience with the peace and tranquility found in Priddis Greens. This "Pebble Beach" villa model is the second largest model offered in the community and sits beside Hole #9 of the Ravin Golf Course. Leave the hustle and bustle of the city and Book your appointment today.

Built in 1990

Essential Information

MLS® #	A2151628
Price	\$930,000
Sold Price	\$910,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,719
Acres	0.08

Year Built	1990
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	116 Sunset Way
Subdivision	Priddis Greens
City	Priddis Greens
County	Foothills County
Province	Alberta
Postal Code	T0L 1W3

Amenities

Amenities	Clubhouse, Golf Course, Snow Removal
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Open Floorplan, See Remarks, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Recreation Room, Wood Burning
# of Stories	1
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, Rectangular Lot, Treed, Views
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Brick/Mortar, Combination

Additional Information

Date Listed	July 24th, 2024
Date Sold	August 31st, 2024
Days on Market	38
Zoning	RC
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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