

\$849,900 - 44 Sunrise Way, Priddis Greens

MLS® #A2169020

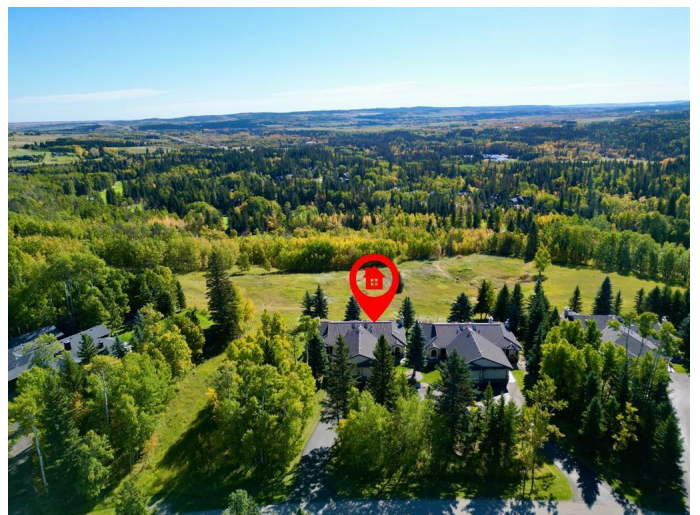
\$849,900

2 Bedroom, 3.00 Bathroom, 1,617 sqft

Residential on 0.00 Acres

Priddis Greens, Priddis Greens, Alberta

Welcome to this stunning modern villa-style bungalow located in the prestigious Priddis Greens community, offering an idyllic blend of luxury and natural beauty. As you step through the front door, you're welcomed into the main foyer, leading to an open-concept living space with breathtaking views of Alberta's rolling foothills. The home features a fully updated main floor, including a spacious office that overlooks the beautifully landscaped front porch, providing an ideal space for work or relaxation. The heart of the home is the impressive kitchen, designed for both style and function. It boasts top-of-the-line appliances, including a Sub-Zero fridge and gas stove, elegant granite countertops, and a large center island perfect for cooking and entertaining. A skylight and floor-to-ceiling windows flood the space with natural light, while the adjacent formal dining area offers panoramic views and direct access to the main-level balcony. This indoor/outdoor flow creates an exceptional setting for entertaining guests or enjoying quiet evenings, immersed in the peaceful landscape. The adjoining living room features vaulted ceilings and expansive windows that frame the stunning foothills view, offering a serene and airy atmosphere. Just off this space is the luxurious primary bedroom, complete with large windows, a cozy window bench, and high vaulted ceilings. The primary suite leads into a spa-like six-piece ensuite with heated floors & illuminated by another skylight, and includes a walk-in closet. The



fully finished walkout lower level extends the living space with another patio, family room, and a cozy wood-burning fireplace encased in brick. This level also includes a secondary bedroom, a three-piece bathroom also with heated floors, and a massive storage room, perfect for any organizational needs. Additional features include a double attached garage with epoxy floors, plenty of storage, and direct access to a large mudroom/ laundry room. This functional space leads into a secondary den and a convenient two-piece bathroom, creating a perfect entrance for everyday living. Nestled within the natural beauty of Priddis Greens, this property offers access to scenic walking paths and the renowned Priddis Greens Golf and Country Club, while being just minutes away from Calgary. From every window, you'll enjoy uninterrupted views of the rolling foothills, making this home a peaceful retreat from the hustle and bustle of city life. Truly one-of-a-kind, this home provides the perfect balance of elegance, comfort, and the beauty of nature.

Built in 1988

Essential Information

MLS® #	A2169020
Price	\$849,900
Sold Price	\$843,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,617
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Semi Detached

Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	44 Sunrise Way
Subdivision	Priddis Greens
City	Priddis Greens
County	Foothills County
Province	Alberta
Postal Code	T0L 1W0

Amenities

Amenities	Clubhouse, Golf Course, Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscape, Gentle Sloping, Greenbelt, Landscaped, Private, Views
Roof	Concrete
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2024
Date Sold	October 7th, 2024
Days on Market	10
Zoning	HR
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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