

\$1,359,000 - 107 Sunrise Way, Priddis Greens

MLS® #A2174051

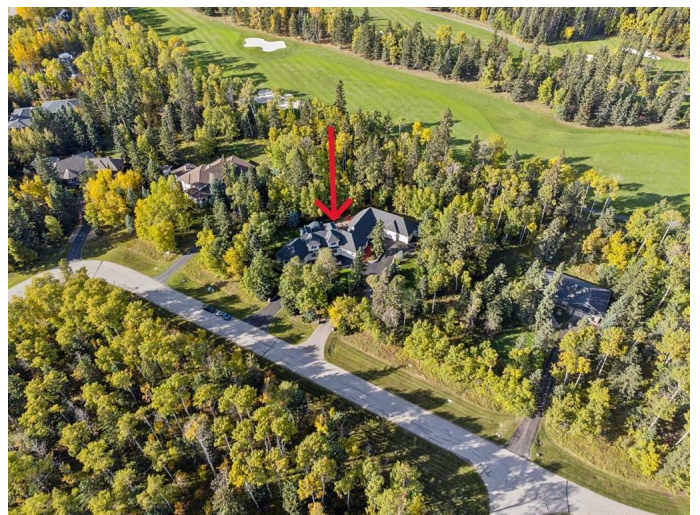
\$1,359,000

3 Bedroom, 4.00 Bathroom, 3,509 sqft

Residential on 1.06 Acres

Priddis Greens, Priddis Greens, Alberta

Welcome to this impeccably kept, custom built executive home located in the idyllic, community of Priddis Greens & situated on a wonderfully landscaped 1.06 acre treed lot backing on the prestigious Priddis Greens golf course. This home is fully developed with the convenient, primary bedroom being on the main floor. This spacious bedroom has a sitting area & a garden door accessing a west facing, private deck. The luxurious, updated in 2018, 5 piece ensuite bath(travertine tile) contains a soaker, jet tub & separate shower & water closet. The generous walk-in closet has built-in shelving & drawers. Entering this beautiful home you are invited into a gracious central foyer with cherry hardwood floors & an exceptional view through to the grand, formal living room with its view of the tranquil outdoor setting. which can be accessed by a garden door to deck. The LR has a gas fireplace & plenty of room to entertain inside to out. To one side of the foyer is the formal dining room with French door & on the opposite side is the impressive office/library having wall to wall shelving (built-in speakers & file cabinets). Off the dining room is a huge chef's kitchen flooded with natural light & boasting cherry hardwood floors, sub zero fridge, 2 built-in ovens, warming oven, Thermador gas cooktop, trash compactor, walk-in pantry, center island & separate baking counter with sink, granite & quartz countertops, under cabinet lighting & convenient built-in desk. The breakfast nook opens to a wonderful deck



perfect for your morning coffee watching the birds & the deer. Adjacent to the kitchen is a cozy sitting area with built-in cabinets. Down the hall from the kitchen is access to the garage & hall closet. As well this hall leads to the back patio, 2 piece powder room & separate laundry room with sink & cabinetry. The upper floor consists of 2 large bedrooms with walk-in closets & 4 piece bath with tile floors. The lower level has in floor heating & provides a perfect space for family enjoyment or entertaining guests providing a comfortable seating area with gas fireplace, pool table/games room(pool table & equipment included) & wet bar with fridge & cabinetry-as well, an impressive media/theater room(projector & screen included). There is a 2 piece powder room, hobby/sewing room with built-in counters & cabinets, cedar closet, wine room plus huge utility room including storage, with a convenient access to the "Dream 5 car garage" with workshop area which features sink, laundry area & in-floor heat! The outdoor space is as phenomenal as the indoors & is a place to enjoy throughout the seasons with the 6 person hot tub, gas firepit & relaxing areas galore. There are gas hookups for BBque on the back patio as well as kitchen deck. There is a an underground sprinkler system supplied with nonpotable water by the Priddis Greens Co-op. Irrigation is present at back patio for hanging planters. The Co-op provides mowing of ditches & clearing of snow from main roads & garbage pickup.

Built in 1993

Essential Information

MLS® #	A2174051
Price	\$1,359,000
Sold Price	\$1,197,500
Bedrooms	3

Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,509
Acres	1.06
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Sold

Community Information

Address	107 Sunrise Way
Subdivision	Priddis Greens
City	Priddis Greens
County	Foothills County
Province	Alberta
Postal Code	T0L 1W3

Amenities

Amenities	None
Parking Spaces	11
Parking	Quad or More Attached

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Walk-In Closet(s), Bar, Bookcases, Built-in Features, Double Vanity, French Door, Granite Counters, Pantry, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Bar Fridge, Double Oven, Freezer, Garburator, Garage Control(s), Gas Cooktop, Trash Compactor, Warming Drawer
Heating	In Floor, Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Cul-De-Sac, On Golf Course, Lawn, Landscaped, Many Trees, Private, Treed, Underground Sprinklers
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2024
Date Sold	March 7th, 2025
Days on Market	135
Zoning	RC
HOA Fees	87.38
HOA Fees Freq.	MON

Listing Details

Listing Office	Royal LePage Benchmark
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