

# \$1,100,000 - 46 Sunset Way, Priddis Greens

MLS® #A2224639

**\$1,100,000**

3 Bedroom, 3.00 Bathroom, 1,803 sqft

Residential on 0.09 Acres

Priddis Greens, Priddis Greens, Alberta

Backing onto the canvas that is the Rocky Mountains, this immaculate villa bungalow at Priddis Greens is the perfect next step to maintain your active lifestyle, while enjoying some of the finest views in Alberta. Just down the street from the clubhouse at the world famous Priddis Greens Golf Club, youâ€™ll be the envy of your friends and family for many years to come. The home itself features 3600ft2 of total space, has 3 bedrooms, 3 full bathrooms, a main floor office/den, vaulted ceilings, high efficient furnaces (2017), Central A/C (2012), an oversized double garage with a bump out for golf cart parking, and a walkout basement. The kitchen was timelessly renovated, and is equipped with stainless steel appliances, granite counters, a Wolf gas cooktop, and reverse osmosis water filtration system. The kitchen cabinets house slide out shelving for added convenience. The primary bedroom is big and the renovated ensuite and walk-in closet has all the creature comforts youâ€™ll want or need. In the walkout basement you'll be thrilled to find a wood burning, gas starter fireplace, an additional bedroom with a large cedar lined closet. The 3rd bathroom will be a favorite place to spend time, thanks to your very own Steam Shower. The home will show the love and effort thatâ€™s been put into it over the years, including the newly constructed & extended composite deck with glass panels so you can enjoy that unobstructed view which brought you here in the first place. Thereâ€™s a



retractable awning on the back deck as well as a front patio for that morning coffee or to hide from the sun. The window casings have had aluminum cladding added for added protection from the elements. The home blends beautifully into the rolling hills and boreal forests surrounding the home. The downspouts have been routed underground for the warm months, with the ability to bypass the 8 inch underground drainage pipe during the winter to avoid damming and freezing. A new asphalt driveway and concrete aprons were added in 2023 to continue with the theme of the regular maintenance on the property. Youâ€™ve always wanted to be out in the country, and if you want to play one of Canadaâ€™s finest Golf Courses while enjoying the quiet life of rural living, you may have found the place! A short and peaceful drive from Calgary, weâ€™d be glad to accommodate your showings, and weâ€™re really excited to find the next owner of this spectacular home!

Built in 1990

**Essential Information**

|                |                                                |
|----------------|------------------------------------------------|
| MLS® #         | A2224639                                       |
| Price          | \$1,100,000                                    |
| Sold Price     | \$1,050,000                                    |
| Bedrooms       | 3                                              |
| Bathrooms      | 3.00                                           |
| Full Baths     | 3                                              |
| Square Footage | 1,803                                          |
| Acres          | 0.09                                           |
| Year Built     | 1990                                           |
| Type           | Residential                                    |
| Sub-Type       | Semi Detached                                  |
| Style          | Acreage with Residence, Side by Side, Bungalow |
| Status         | Sold                                           |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 46 Sunset Way    |
| Subdivision | Priddis Greens   |
| City        | Priddis Greens   |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T0L 1W3          |

### **Amenities**

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Clubhouse, Golf Course                                |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Garage Door Opener, Oversized |

### **Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                          |
| Cooling           | Central Air                                                                                                         |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Basement, Gas Starter, Wood Burning                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Walk-Out                                                                                                      |

### **Exterior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Awning(s)                                                                    |
| Lot Description   | Back Yard, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Private |
| Roof              | Cedar Shake                                                                  |
| Construction      | Wood Frame                                                                   |
| Foundation        | Poured Concrete                                                              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | May 28th, 2025  |
| Date Sold      | June 20th, 2025 |
| Days on Market | 23              |
| Zoning         | RC              |
| HOA Fees       | 0.00            |

**Listing Details**

Listing Office                      RE/MAX Landan Real Estate

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