

# \$1,200,000 - 111 Sunrise Way, Priddis Greens

MLS® #A2234747

**\$1,200,000**

3 Bedroom, 3.00 Bathroom, 1,702 sqft

Residential on 1.01 Acres

Priddis Greens, Priddis Greens, Alberta

Discover the perfect blend of country living and urban convenience with this stunning private acreage in Priddis Greens, just 25 minutes from Calgary. Spanning over 3,200 square feet, this exquisite home features 3 bedrooms and 3 bathrooms, all set on a beautifully treed lot at the end of a private driveway. Enjoy sweeping valley views from your large deck and patio spaces, while the vaulted ceilings and hardwood floors create an inviting ambiance throughout. With a developed walkout lower level complete with two cozy fireplaces and a warm sauna, this home is designed for both relaxation and entertainment. Plus, with the prestigious Priddis Greens Golf Course just five minutes away, youâ€™ll have easy access to leisure activities while enjoying the tranquility of your own oasis. Embrace fresh air and peaceful livingâ€”this is more than just a home; it's your new lifestyle waiting to be embraced!

Built in 1989

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2234747    |
| Price      | \$1,200,000 |
| Sold Price | \$1,050,000 |
| Bedrooms   | 3           |
| Bathrooms  | 3.00        |
| Full Baths | 2           |
| Half Baths | 1           |



|                |                                  |
|----------------|----------------------------------|
| Square Footage | 1,702                            |
| Acres          | 1.01                             |
| Year Built     | 1989                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Sold                             |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 111 Sunrise Way  |
| Subdivision | Priddis Greens   |
| City        | Priddis Greens   |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T0L 1W3          |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | None                                          |
| Utilities      | Fiber Optics Available, Garbage Collection    |
| Parking Spaces | 10                                            |
| Parking        | Front Drive, Triple Garage Attached, Driveway |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                |
| Appliances        | Central Air Conditioner, Double Oven, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | Central Air                                                                                    |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 2                                                                                              |
| Fireplaces        | Living Room, Tile, Recreation Room, Wood Burning                                               |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full                                                                                 |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, On Golf Course, Many Trees |
| Roof              | Asphalt Shingle                                                                                             |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Date Sold      | July 28th, 2025 |
| Days on Market | 31              |
| Zoning         | RC              |
| HOA Fees       | 88.14           |
| HOA Fees Freq. | MON             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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