



**GRASSROOTS**

REALTY GROUP

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**38 Sunrise Way  
Priddis Greens, Alberta**

**MLS # A2294080**



**\$1,400,000**

<b>Division:</b>	Priddis Greens		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,804 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	Full	<b>LLD:</b>	30-22-3-W5
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected, M

**Features:** Bidet, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** n/a

\*\*\*OPEN HOUSE Sunday April 26 form 1pm-3pm\*\*\*Experience luxury living in the heart of Priddis Greens with this beautifully renovated Augusta-model villa bungalow, perfectly positioned to capture sweeping views of the mountains, valley, and pristine golf course. Offering over 1800 sq ft on the main level and more than 3200 sq ft of total living space, this home blends elegance with comfort. The gourmet kitchen features two-tone cabinetry, granite counters, premium stainless appliances, a 5-burner gas stove, and a striking designer penny-tile backsplash. The spacious primary suite includes a stunning spa-inspired ensuite with heated floors, oversized multi-spray shower, dual sinks, and a skylight. Vaulted and flat ceilings, wide-plank flooring, custom walnut built-ins, skylights, and an impressive, curved staircase elevate the main floor. The walk-out basement is bright and inviting with wall-to-wall windows, generous entertainment areas surrounding the 3 sided fireplace. Play pool or cards while watching the big screen, a full bath, and a large bedroom. Additional upgrades include LUX triple-pane windows, two new furnaces, central A/C, enhanced soundproofing, and an oversized double garage with extra storage and 220v, extra space for you golf club and bikes. Also set up for 220v Hot Tub out back. Set within a well-managed condo community with a strong reserve fund, this exceptional villa offers unmatched tranquility, convenience, and lifestyle &mdash; from cross-country skiing at your doorstep to golfing just steps away.