



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

94 Sunset Way
Priddis Greens, Alberta

MLS # A2302298



\$789,000

Division:	Priddis Greens		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,591 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Golf Cart Garage, Oversized		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 475
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Hot tub is negotiable.		

**** OPEN HOUSE Saturday, April 25th from 1pm - 3pm and Sunday, April 26th from 11am - 1pm **** Welcome to 94 Sunset Way in Priddis Greens—where natural beauty, tranquility, and an active lifestyle come together in one of the most sought-after communities, just minutes from the city. Tucked away on a quiet cul-de-sac, this 1,591 sq ft, 4-bedroom, 3-bathroom bungalow villa offers exceptional privacy, surrounded by mature trees and a picturesque wooded setting. Enjoy peaceful mornings on the deck with coffee in hand, often accompanied by visits from local wildlife. The main floor features a bright, open-concept layout with vaulted ceilings, a spacious living room with gas fireplace, and a well-appointed kitchen with stainless steel appliances. The primary bedroom retreat also boasts vaulted ceilings and a serene, private outlook. An office, second bedroom, 3 piece bathroom and generous laundry room complete the main level. The fully developed lower level offers two additional bedrooms, a full bathroom, and a comfortable family room with a second gas fireplace—ideal for relaxing or hosting guests. Thoughtfully maintained and extensively updated over the years, including newer windows, mechanical upgrades, and outdoor improvements, this home provides both comfort and peace of mind. The double attached garage accommodates two vehicles plus a golf cart. With multiple outdoor living spaces, including a wraparound deck and front patio, this property is perfectly suited to enjoy the Priddis Greens lifestyle—golf, walking paths, and nature, all within minutes of the city. A rare opportunity to experience villa living at its finest. Notable updates include - composite deck and hot tub (2021), poly B removed (2021), triple pane windows (2023), laundry room refresh (2024), basement carpet, weeping tiles and sump pump (2025).