



24 Sunrise Way
Rural Foothills County, Alberta

MLS # A2303634

\$855,000



Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,676 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	On Golf Course		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood	Sewer:	Other
Roof:	Clay Tile	Condo Fee:	\$ 450
Basement:	Full	LLD:	30-22-3-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island		

Inclusions: None.

Nestled in the heart of the prestigious Priddis Greens Golf Community, this exceptional executive villa offers an unparalleled lifestyle surrounded by the breathtaking beauty of the Foothills and Rocky Mountain views. Perfectly positioned backing onto the Hawk Golf Course, this rare property combines tranquil country living with the convenience of being just minutes from Calgary and the new ring road. This beautiful, freshly painted villa features an open, bright floor plan with soaring vaulted ceilings, gleaming hardwood floors, and expansive windows that showcase the spectacular natural surroundings. The spacious great room creates a warm and inviting atmosphere ideal for entertaining or relaxing after a day on the course or trails. The island kitchen is both stylish and functional, offering abundant cabinetry, granite countertops, tile backsplash, stainless steel appliances, and a sunny breakfast nook. The luxurious primary bedroom retreat is a true sanctuary complete with vaulted ceilings and a beautifully redesigned spa-inspired ensuite featuring double sinks and a glass shower. A spacious main floor den offers flexibility as a home office or additional bedroom, while the convenient main floor laundry adds everyday ease. The fully developed walk-out lower level is designed for comfort and entertaining, featuring a large family/recreation room with cozy gas fireplace and a guest suite with walk-in closet and full bath. Extensive storage space is ideal for a home gym, hobby area, or seasonal storage. Walk out to the private patio and beautifully landscaped grounds surrounded by mature trees and manicured green space. Additional highlights include an insulated double garage and fibre optic internet. Priddis Greens offers a truly exceptional year-round lifestyle with world-class golf, walking paths, groomed cross-country ski trails, skating, community events,

and dining at the renowned country club. With Bragg Creek nearby for additional shopping and dining, this is a rare opportunity to enjoy luxury villa living in one of Alberta's most sought-after golf course communities.