



GRASSROOTS

REALTY GROUP

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**101 Hawks Landing Drive
Priddis Greens, Alberta**

MLS # A2304699



\$1,499,900

Division:	Hawks Landing		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,878 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Gazebo, Treed, Triangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-22-3-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Wet Bar		

Inclusions: Gazebo, Storage Shed, TV Mount

Tucked into the rolling foothills just west of Calgary, this exceptional estate home in Hawks Landing offers a rare opportunity to experience luxury country living without sacrificing convenience. Surrounded by quiet natural beauty and expansive skies, yet only minutes from the city and the renowned Priddis Greens Golf & Country Club, this is a home designed for those who value space, privacy, and refined comfort. From the moment you enter, the home reveals a thoughtful design that blends elegant entertaining spaces with functional everyday living. The expansive main living area features a striking low-profile fireplace that anchors the room, while large windows frame views of the surrounding landscape and fill the home with natural light. The living room flows seamlessly into a spacious dining area, creating an inviting setting for memorable gatherings and intimate dinners alike. At the heart of the home is a beautifully appointed European-inspired kitchen, where sleek cabinetry, stainless steel appliances, and an oversized island provide both style and practicality. Abundant counter space ensures the kitchen is equally suited for casual family meals or hosting larger occasions. The main floor is anchored by a magnificent primary suite designed as a private retreat. Generously proportioned, the suite features a spa-inspired ensuite complete with dual vanities, an air soaker tub, and a separate oversized glass and tile shower offering a daily escape into relaxation. A dedicated main floor office or study adds flexibility for working from home or enjoying a quiet space to read or reflect. Upstairs, the home continues to impress with a second private primary retreat, occupying the entire upper level. This tranquil space provides exceptional privacy and comfort, making it ideal for homeowners seeking separation from the main living areas. The fully finished

lower level with impressive 9-foot ceilings and oversized windows expands the home's versatility even further. Designed with both entertaining and family living in mind, it features a large recreation and games area complemented by a full wet bar—perfect for hosting guests or enjoying relaxed evenings at home. Two additional spacious bedrooms, including one with its own private ensuite, along with another full bathroom, create a layout that works beautifully for multigenerational living, visiting family, or extended stays by friends. A triple attached garage provides ample space for vehicles, recreational equipment, and storage, supporting the active lifestyle that comes naturally in this remarkable setting, and the serene backyard oasis features a large deck and cozy outdoor fireplace complete with gazebo that is perfect for relaxing or entertaining guests. Life in Hawks Landing offers a sense of calm and openness that is increasingly rare. This is more than a home - it is a lifestyle defined by space, serenity, and understated luxury, with easy access to the Rocky Mountains - all within easy reach of Calgary.