



GRASSROOTS

REALTY GROUP

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**314 Hawk's Nest Hollow
Priddis Greens, Alberta**

MLS # A2306888



\$1,499,000

Division:	Hawks Landing		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,528 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	1.53 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit T		

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:	Bar, Bookcases, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: Pool table & accessories. Control 4 System. All TV mounts. Car lift negotiable.

Enjoyed and meticulously maintained by the original owners since new, this custom-built, extensively upgraded executive bungalow offers over 4,300 sq ft of living space and is perfectly positioned on a 1.53-acre lot—the largest in the community of Hawk’s Landing—providing exceptional privacy, tranquil views, and a quiet natural setting rarely found this close to Calgary. The home features a highly functional open-concept layout suited to both entertaining and everyday living, along with a Control4 smart home system offering integrated audio, lighting (interior and exterior), TV control, and more. The main level boasts 10-foot ceilings, hardwood flooring, and large windows with plantation-style shutters that frame beautiful views of the surrounding landscape. The living room is anchored by a stone gas fireplace and coffered ceiling, flowing seamlessly into a spacious dining area and well-appointed kitchen complete with granite counters, premium stainless steel appliances including a 6-burner gas range, custom range hood, travertine backsplash, and a walk-through pantry. The primary suite features a generous walk-in closet and a 5-piece ensuite with dual sinks, a clawfoot soaker tub, and a custom shower, while a second main-floor bedroom includes its own full ensuite, ideal for guests or family. The main level also offers a spacious mudroom with built-in storage and convenient laundry, a full 4pc main bathroom, and there’s a versatile loft space which could be used as an additional bedroom, studio, or home office with a built-in desk. The fully developed lower level is warmed by radiant in-floor heating from an upgraded on-demand water heater and includes upgraded carpet and underlay, a large rec room with wet bar, pool table, and gas fireplace, a fully enclosed theatre room, a spacious home gym with cork flooring, a beautifully

finished wine cellar with cedar racks, a third bedroom, and a full bathroom. Outside, approximately \$60,000 has been invested in professional landscaping, including extensive aggregate walkways, a pad surrounding the grandfathered wood-burning fire pit, a tranquil stream feature, and over 100 trees (deciduous and evergreen), along with carefully selected perennials providing color from spring through fall. A full-width covered deck overlooks the private, natural setting, while the oversized, fully finished triple garage with high doors offers ample space for vehicles, storage, and a workshop, and even includes a car lift. Located just minutes from Priddis Greens Golf & Country Club and within easy reach of both Calgary and the Rocky Mountains, this exceptional property offers a lifestyle that's hard to match.