



**130 Hawk's Landing Drive
Priddis Greens, Alberta**

MLS # A2307389



\$2,398,888

Division:	Hawks Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,049 sq.ft.	Age:	2010 (16 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Asphalt, Covered, Enclosed, Front Drive, Garage Door Opener, Garage Faces		
Lot Size:	0.52 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, No Neighbours Behi		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-22-3-W5
Exterior:	Silent Floor Joists, Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Some homes check boxes. This one creates a lifestyle. It's the kind of property that makes you stop mid-scroll and imagine what life could feel like here. Set on a spectacular 0.52-acre estate lot in the prestigious community of Hawks Landing, this exceptional custom-built walkout residence blends timeless craftsmanship, refined luxury, and the natural beauty of Alberta's foothills. From the moment you arrive, the triple attached garage with built-in storage cabinetry, mature landscaping, and impressive curb appeal create a memorable first impression. Step through the grand foyer, where a private office sits to the right and an elegant formal dining room to the left. Ahead, the home opens into a stunning great room featuring soaring open-to-above ceilings, expansive windows, extensive custom millwork, rich Brazilian Walnut hardwood flooring, and a beautiful fireplace that anchors the space. Designed for both everyday living and entertaining, the great room flows seamlessly into the culinary-inspired kitchen. A substantial island, premium Wolf and Sub-Zero appliances, extensive cabinetry, a coffee station, and a fully appointed butler's pantry create a space that is as functional as it is beautiful. The breakfast nook overlooks the beautifully treed backyard and opens onto a covered oversized deck—the perfect place for morning coffee, outdoor dining, or simply enjoying the peaceful surroundings. The main-floor primary retreat offers the comfort of a luxury resort, featuring vaulted ceilings, a gas fireplace, serene views, a spa-inspired ensuite with double vanities, oversized shower, jacuzzi tub, and generous his-and-hers walk-in closets. A beautifully appointed powder room, spacious mudroom with custom built-ins, and a full laundry room complete the main level. Upstairs, three generously sized bedrooms, all with vaulted ceilings, provide

exceptional accommodation. One features its own ensuite and walk-in closet, while the other two share a Jack-and-Jill bathroom. A versatile loft and second laundry room add flexibility and convenience. The fully developed walkout lower level was designed for entertaining and relaxation, featuring a private media room, wet bar, wine room, recreation and games area, fitness space, and two additional bedrooms, each with its own ensuite bathroom. Fresh paint and updated lighting throughout enhance the home's timeless appeal and move-in-ready condition. Surrounded by mature trees, mountain views, and rolling landscapes, yet just minutes from Calgary and within easy reach of Bragg Creek, Kananaskis, Canmore, and Banff, this remarkable estate offers a rare opportunity to enjoy luxury living in one of the region's most sought-after communities. Welcome to 130 Hawks Landing Drive.