



**307 Hawk's Nest Hollow  
Rural Foothills County, Alberta**

**MLS # A2311005**



**\$1,695,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,563 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Heated Garage, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.70 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, No Neighbours Behind, On Golf Course, Private		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Concrete, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	29-22-3-W5
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** Second freezer, second air conditioning unit, 13 speakers, garage heater, irrigation, in-floor heat in lower level

Set on a private, forested lot backing directly onto the fairways of Priddis Greens Golf & Country Club, this remarkable home offers a rare lifestyle where luxury meets nature in the peaceful foothills of Priddis. Surrounded by towering spruce, pine, and birch trees, with breathtaking scenery, wildlife, and complete tranquility, this is a property designed for those who value refined entertaining and everyday comfort. A grand foyer with a sweeping curved staircase creates an unforgettable first impression, leading to a dining room perfectly suited for hosting holiday gatherings and special celebrations. The heart of the home is the warm and inviting kitchen, where rich wood cabinetry, granite countertops, stainless steel appliances, a 5-burner gas cooktop, double wall ovens, and an oversized island create a space that is as practical as it is beautiful. A sunny breakfast nook opens onto the brick patio, while the beverage station with wine storage and fridge makes entertaining effortless. The kitchen flows seamlessly into the living room, anchored by a gas fireplace with a striking stone and wood mantle. A tucked-away office, tastefully finished powder room, generous laundry and mudroom, plus an oversized heated triple garage complete the main floor. Upstairs, every bedroom is designed with comfort and privacy in mind, with all three bedrooms featuring their own walk-in closets and private ensuites, the ideal set-up for families and guests alike. The primary retreat is especially luxurious, with oversized windows, a sitting area overlooking the yard, a spa-inspired ensuite with an oversized multi-head shower, soaker tub, dual vanities, makeup station, private water closet, and a customized walk-in closet. A bright bonus room provides excellent flexibility for relaxing, movie nights, or family time. The recently developed basement adds another level of polished living,

featuring a media and games room with a stone feature wall, walnut floating shelves, and a showpiece glass-enclosed wine room paired with a sleek bar, creating an incredible setting for entertaining friends. A fourth bedroom with Murphy bed, currently used as a gym with cork flooring, and a full bath with steam shower complete the lower level. Outside, enjoy summer evenings by the fire pit, quiet mornings on the patio, and the unmatched beauty of backing directly onto the golf course, surrounded by the calm and privacy of country living just a short drive from the city.