



**22 Sunset Way
Priddis Greens, Alberta**

MLS # A2312612



\$875,000

Division:	Priddis Greens		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,698 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Many Trees, No Back Lane, No N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 442
Basement:	Full	LLD:	30-22-3-W5
Exterior:	Brick, Stucco	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Fridge in Basement, Workbench in Garage

BUNGALOW villa living - 20 mins from Calgary! Enjoy perfect blend of luxury, tranquility + low-maintenance living in highly sought-after Priddis Greens. Perfectly positioned to capture breathtaking SUNRISES & SUNSETS, walkout villa offers stunning mountain views, water views & front-row views of one of Southern Alberta's premier golf courses. Imagine starting your mornings w/coffee on upper deck - watching golfers tee off in the distance. Then spend your evenings surrounded by nature, peace & endless prairie skies. Wildlife is part of everyday life...deer, birds, owls & foxes frequently wander through, creating a setting that feels like a PRIVATE retreat in the country. Widened 7-foot level walkway leads to covered front entrance. Warm, inviting interior is highlighted by soaring vaulted ceilings & beautiful cedar ceilings. Timeless mountain-inspired atmosphere rarely found in villa living! Airy OPEN CONCEPT floorplan - that maximizes the impact of the VIEWS! Ideal for entertaining & everyday comfort. Formal dining area - perfect for hosting family after you downsize! Mn level features spacious primary retreat (lie in bed & enjoy the trees!) w/luxurious steam shower ensuite, while the convenient connection to the laundry/mudroom area adds thoughtful functionality to daily living. Mn floor den offers flexibility as home office, TV room or potential 2nd bedroom if desired. 2 piece bath, laundry, mudroom & DIRECT access to oversized double garage - professionally refinished with premium flooring, cabinetry, wall storage systems & workbench space, wired for heat. Lots of room for golf clubs!!! This is single-level day-to-day living that is easy & efficient. Fully finished WALKOUT lower level provides exceptional additional living space w/family room anchored by a cozy fireplace, an additional bedroom, full 4-piece bathroom, MORE rec space!! Extensive storage space for hobbies,

seasonal items, workshop needs. Step outside to lower patio where mature landscaping creates a private outdoor oasis to relax & enjoy your peaceful surroundings. Meticulously cared for & extensively updated-this home offers true peace of mind for the next owner! Poly-B plumbing has been completely removed. Addtl updates include new Furnace/AC 2023, new attic insulation, powered blinds in bay window & primary bedroom. Located just steps from the clubhouse, this is a dream location for golf enthusiasts (with membership) to appreciate the lifestyle that Priddis Greens offers. 2 championship 18-hole golf courses - along with an active outdoor lifestyle that includes hiking, cycling, equestrian activities, cross-country skiing & quick access to Bragg Creek, Kananaskis & the Rockies. Despite its peaceful country setting, Priddis Greens offers remarkably convenient access to Calgary's south amenities & Stoney Trail, making commuting simple. Luxury villa living, breathtaking scenery & an unbeatable lifestyle.