



GRASSROOTS

REALTY GROUP

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**15 Sunrise Way
Priddis Greens, Alberta**

MLS # A2313961

\$799,900



Division:	Priddis Greens		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,504 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Native Plants, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 550
Basement:	Full	LLD:	30-22-3-W5
Exterior:	Brick, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Vaulted Ceiling(s)		

Inclusions: Irrigation Control System, Samsung Frame Television & Fireplace Console, Ceiling Fans, Electric Towel Rack, Television and Mounting Bracket in Primary, Basement Bar Fridge, Basement Freezer, Basement Refrigerator (ice Maker As-Is), Bidet and seat in Ensuite, Utility Sink

Tucked into one of the most admired communities west of Calgary, this exceptionally maintained with modern enhancements, St. Andrew's style bungalow villa offers an increasingly rare balance of refined living, natural beauty and low-maintenance freedom. Built by Statesman Homes and located within the exclusive Priddis Greens Bungalow Villas, this residence forms part of an intimate collection of only 104 homes arranged across 26, 4-unit condominiums corporations, locally referred to as Quads. While the setting is undeniably golf-inspired with two world class golf courses, many homeowners here are also drawn by something entirely different; the rolling foothills, mountain vistas, mature trees and abundant wildlife rather than the golf itself. The current owners especially cherished year-round birdwatching from the breakfast nook and the changing views through every season. Backing west onto the 4th hole of the Hawk Course, this beautiful walkout captures those surroundings effortlessly. Offering 1,504 sqft on the main level plus another 1,136 sqft of developed basement space, this villa features 3 bedrooms, 3 beautifully renovated bathrooms and an ideal floor plan. Expansive west-facing windows line both levels, filling the home with natural light while framing mountain, golf course and treed views. The main level includes a welcoming office/den off the front entrance and opens into spacious living and dining areas highlighted by vaulted ceilings that continue into the primary bedroom. The updated kitchen showcases granite countertops, recently updated refrigerator, dishwasher and oven. The primary suite is complemented by a stunning renovated 5-piece ensuite, while the main floor also offers an updated 4-piece bathroom. Step outside to the generous upper deck with a retractable awning, creating a comfortable outdoor retreat while also

shading the concrete walkout patio below. The fully finished walkout basement adds exceptional living space with two spacious bedrooms, a renovated 3-piece bath and a large recreation area anchored by a cozy natural gas fireplace. Additional highlights include central air conditioning, a central vacuum system, TELUS fibre optic run directly to the panel, irrigation tied to the golf course water system, an attached double garage with epoxy flooring and efficient storage, complete professional replacement of all Poly-B plumbing with a PEX system and an individual fixture isolation header, plus extensive recent updating to the concrete tile roofing, along with regular 2-yr maintenance program. Life at Priddis Greens extends well beyond the golf in the summer and cross-country skiing and skating on a nearby pond in the winter, with quick access west to the foothills and Rocky Mountains for endless outdoor adventure such as hiking, cycling, skiing, fishing, and so much more. For those seeking beauty, privacy and ease of living in a setting that changes with every season, 15 Sunrise Way is an exceptional opportunity.