



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

38 Sunrise Way
Priddis Greens, Alberta

MLS # A2332510



\$1,375,999

Division:	Priddis Greens		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,810 sq.ft.	Age:	1987 (39 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Mature Trees		

Heating:

Forced Air, Natural Gas

Water:

Public

Floors:

Hardwood, Tile

Sewer:

Public Sewer

Roof:

Tile

Condo Fee:

\$ 250

Basement:

Full

LLD:

30-22-3-W5

Exterior:

Brick, Stucco, Wood Frame

Zoning:

RC

Foundation:

Poured Concrete

Utilities:

Cable, Electricity Connected, Natural Gas Connected, Water

Features:

Bidet, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions:

n/a

Experience year round living in Priddis Greens with this fully renovated Augusta-model villa bungalow, offering 1800+ sq ft on the main level and over 3200 sq ft of refined living space. Golf in the summer and cross country ski in the winter. Perfectly perched to capture stunning mountain, valley, and golf-course views — the kind that simply must be experienced in person, this home delivers luxury at every turn. The gourmet kitchen showcases two-tone cabinetry, granite counters, premium stainless appliances, a 5-burner gas stove, and designer penny-tile backsplash. The spa-inspired primary retreat features heated floors, an oversized multi-spray shower, dual sinks, and a skylight. Vaulted and flat ceilings, wide-plank flooring, custom walnut built-ins, and an impressive, curved staircase define the main level. The bright walkout basement offers wall-to-wall windows, expansive entertainment zones around a 3-sided fireplace, games area, full bath, and a large bedroom. Upgrades include LUX triple-pane windows, two new furnaces, central A/C, enhanced soundproofing, and an oversized double garage with 220v and abundant storage. Hot-tub ready. Set within a well-managed condo community with a strong reserve fund, this villa delivers unmatched tranquility and year-round lifestyle — cross-country skiing at your door and golf just steps away.