



GRASSROOTS
REALTY GROUP

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**12 Sunset Way
Priddis Greens, Alberta**

MLS # A2333198



\$899,900

Division:	Priddis Greens		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,718 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Asphalt, Double Garage Attached, Garage Door Opener, H		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Many Trees, No Neighb		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 300
Basement:	Full	LLD:	30-22-3-W5
Exterior:	Brick, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s)

Inclusions: Bread warmer drawer, beverage fridge in kitchen, garage furnace and storage cabinets.

Calling all golfers & nature enthusiasts! Highly desirable "Priddis Greens" development in the heart of the foothills offering spectacular mountain views, treed woodlands & world class golfing right at your doorstep. Minutes from Calgary City limits & new ring road providing quick access to all areas of Calgary & shopping conveniences. This marvelous community offers year-round activities including social club events, miles of walking paths, winter cross country skiing on groomed trails & ice skating. Enjoy dining at the full menu Country Club restaurant or order your meal to take out! Bragg Creek & Priddis restaurants & shopping options are sure to add variety. Excellent location on a quiet enclave backing to a forested area with the golf course beyond. Walk to the Club House in a few minutes! Inside you'll discover an impeccably maintained & renovated villa offering a move in ready home. This Pebble Beach model was the second largest model built. The oversized, heated, double garage has expensive built-in cabinets, work bench & utility sink. The Primary bedroom retreat is spacious, has vaulted ceilings & a bay window sitting area to enjoy leisure time enjoying the treed privacy. Convenient main floor bedroom or den has built-ins featuring a coffee bar & beverage fridge. Remodelled main floor laundry room & 2-piece bathroom. The renovated kitchen is a stunning Chef's dream! Features timeless quality cabinets, tile backsplash, Quartz counter tops & top of the line JennAir stainless steel appliances. 6 burner gas stove, side by side fridge, wall oven, warming bread drawer, large beverage fridge & a massive sit up island is all perfect for hosting family & friends to a beautiful meal! The vaulted great room has been opened to the kitchen & offers loads of room to arrange furniture with access to a roomy upper deck to enjoy a BBQ or

relaxation. The dining room is a more formal, perfect space to enjoy a quiet meal together. The developed walk-out basement adds a 3rd bedroom, renovated full bath & a family room complete with a beautiful multi sided fireplace. More space awaits your needs in a massive multi-purpose room plus loads of storage space. New carpet & fresh paint. Walk-out to the covered patio & yard. Some new windows & exterior doors. Central A/C. Mechanicals have all been serviced regularly offering peace of mind. Come enjoy the beautiful, low maintenance lifestyle this executive villa offers!