



GRASSROOTS
REALTY GROUP

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**116 Hawk's Landing Drive
Priddis Greens, Alberta**

MLS # A2337094



\$2,799,000

Division:	Hawks Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,153 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Additional Parking, Driveway, Enclosed, Garage Door Opener, Heated Garage		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Landscaped,		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Water: Co-operative

Sewer: Public Sewer

Condo Fee: -

LLD: 29-22-3-W5

Zoning: RC

Utilities: -

Set against the rolling fairways of Priddis Greens Golf Course, this completely transformed Hawks Landing estate offers the peace of country living without sacrificing luxury or convenience. Positioned along the 14th tee box, the open backyard overlooks the fairway, capturing beautiful views from a home offering over 7,730 sq. ft. of developed living space. More than \$1.5 million has been invested in a complete interior remodel, creating a residence that feels sophisticated, timeless, and welcoming. Custom millwork, handcrafted cabinetry, designer lighting, rich textures, and curated finishes flow throughout. The quality and attention to detail are difficult to capture in photographs and truly must be seen to be appreciated. For buyers seeking a distinguished country estate without undertaking a renovation of this magnitude, the value is exceptional. A dramatic double-height foyer with paneled feature walls and a sculptural chandelier sets the tone. Beyond, the grand sitting room is centred around a striking fireplace and framed by expansive golf-course views. French doors open onto a generous deck, perfect for morning coffee, evening entertaining, or sunsets overlooking the fairway. At the heart of the home, the chef-inspired kitchen pairs elevated design with everyday functionality. It features a Viking six-burner gas range, double ovens, premium appliances, extensive custom cabinetry, and generous workspace. An adjoining family room, casual dining area, and built-in study space create an inviting hub for daily life, while the formal dining room, butler's pantry, and temperature-controlled wine cellar elevate every occasion. A private office with coffered ceilings provides a refined place to work from home. More than \$150,000 in integrated audio-visual technology enhances the home's entertaining capabilities. Upstairs, the primary suite feels like a boutique-hotel

retreat. A private balcony captures sweeping fairway views, while the spa-inspired six-piece ensuite features a steam shower, deep soaker tub, dual vanities, makeup station, and two walk-in closets. Two additional bedrooms, bathrooms, and a bonus room complete the upper level. The fully developed walkout offers a sprawling recreation area, custom wet bar, home gym, two spacious bedrooms with walk-in closets, and a full bathroom. Step directly outside to enjoy the open backyard, golf course, nearby pathways, and low-maintenance landscaping—leaving more time to enjoy the country lifestyle. Extensive improvements include two new air-conditioning units, refreshed furnaces, a new boiler system, freshly poured driveway, roof ridge-cap replacements, premium appliances, and custom electrical upgrades. This is a rare opportunity to own a completely remodelled estate where remarkable scale, craftsmanship, golf-course views, and low-maintenance country living come together. With the major work already complete, this home represents outstanding value in one of the area's most desirable estate communities.