



GRASSROOTS
REALTY GROUP

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**36 Sunset Way
Priddis Greens, Alberta**

MLS # A2338250



\$1,099,000

Division:	Priddis Greens		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,813 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, No Back Lan		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile	Sewer:	Private Sewer
Roof:	Concrete	Condo Fee:	\$ 500
Basement:	Full	LLD:	30-22-3-W5
Exterior:	Stucco	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	golf cart - neg		

THE PRIME LOCATION IN THE COMPLEX. Mountain view and, only a short walking distance to the club house. Two spectacular 18 hole golf courses in pristine condition. Country living but close to Calgary. A great friendly community with year around activities. Enjoy dining at the year around club house restaurant with a great menu, miles of walking paths, fresh air and natures beauty. The view from the west facing deck and patio are spectacular. Over 3300 Sq Ft of developed area in this comfortable bungalow villa. The complex has over 100 villas, nestled in a well maintained and beautifully manicured setting. An oversized double garage with a golf cart parking area. This is the Augusta unit, the largest of the plans. The 4 units in this cul-de-sac are a co-opertive unit, but self-managed A fabulous mountain view from most rooms plus the the upper deck and lower patio. This home is occupied, well maintained, and easy to show. and worth viewing.