



GRASSROOTS
REALTY GROUP

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**82 Sunset Way
Priddis Greens, Alberta**

MLS # A2338631



\$949,900

Division:	Priddis Greens		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,629 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Clay Tile

Basement: Full

Exterior: Brick, Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: \$ 3,025

LLD: 30-22-3-W5

Zoning: RC

Utilities: -

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Awnings + control on back balcony, Electric fireplace remote, Induction Cooktop (1 burner not working)"as-Is", Wall Oven "as-is" works fine, has warped bottom, TV wall mount in basement, Garage heater, Extra hardwood flooring.

This beautiful renovated, move-in-ready Priddis Greens villa condo is a LaCosta Model that offers great square footage at 1630 sq. ft. and over 3100 sq. ft fully developed space. The upstairs has been renovated into an open floor plan, perfect for entertaining or having family over. The villa is very private, backing west onto the golf course, partly shielded by mature trees that provide both some privacy as well as views of the fairway. The current owners beautifully renovated the main floor in 2013 to allow for open-plan living in the kitchen, dining, & living room areas, as well as providing a cozy front room with its own fireplace and built-in shelving as a private getaway area, looking out on a private front patio. Another key feature is the large master bedroom & renovated ensuite with tub, tile shower, & his/her sinks with a walk-in closet. 2nd upstairs bedroom is a great size & on the other end of the home from the primary with an adjacent renovated bathroom. The laundry is nearby & has new appliances, sink plus folding area for easy everyday functionality. The kitchen, redone as part of the main reno, has a practical layout, beautiful with granite countertops & a large eat-up island with an induction counter cooktop. With a built-in oven & microwave, plus a good-sized pantry with roll-out drawers & storage in the central island. Because of its openness to the living room with its soaring ceiling, the main floor feels very spacious and welcoming for entertaining, plus it affords lovely views out to the glass railing deck with newly covered awning 2025 for those hot days, landscaped back area & the golf course beyond. The downstairs is fully finished walk-up, generous rec room with a gas fireplace & custom-built-ins. This room opens out onto a private patio with steps up to a very attractive lawn/ landscaped area. There is another bright & large bedroom with its own walk-in closet and a

fully renovated bathroom across, featuring a heated floor, tile shower, & stylish vanity. The third bedroom is also bright & spacious, plus a workout room & extra storage completing the basement space. Other updates include; new exterior door with phantom screen, new triple pane LUX Windows 2021, Waterdrop RO system 2025, Exterior paint 2018, New Hot water tank 2024, New Washer & Dryer 2025, High efficiency Furnace, furnace and ducts cleaned 2026. Priddis Greens is renowned, being one of Southern Alberta's signature gold courses that has hosted LPGA tournaments. Two 18-hole courses set in wonderful surroundings & exceptional natural beauty. A setting that is peaceful, quiet, with walking paths, natural vegetation & a getaway feeling every time you come home. With a clubhouse you can walk to for meals & entertainment, an active HOA, Azuridge Hotel & the Hamlet of Priddis not far away, giving many convenient options for activities, dining & a gas station.