



GRASSROOTS
REALTY GROUP

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31 Sunrise Way
Priddis Greens, Alberta

MLS # A2339291



\$1,250,000

Division:	Priddis Greens		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,800 sq.ft.	Age:	1987 (39 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Heated Garage, Insulated, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, N		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 240
Basement:	Full	LLD:	30-22-3-W5
Exterior:	Brick, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Wet Bar		
Inclusions:	Firepit, Hot tub		

Welcome to this Augusta-model villa, located in prestigious Priddis Greens, the largest model-style unit and professionally redesigned and renovated when the current owner purchased. Priddis Greens is renowned as being one of Southern Alberta's signature golf courses that has hosted a number of LPGA tournaments. It boasts two 18-hole courses set in wonderful surroundings and exceptional natural beauty. This gorgeous fully developed luxury home backs onto expansive green space and has wonderful valley and mountain views. The setting is peaceful and quiet, with walking paths, stunning natural vegetation and a getaway feeling every time you come home. As you enter, you are greeted by beautiful hardwood flooring throughout and an inviting open-concept living, kitchen and dining area. The dining room is huge and has room for a large group but also has a bay window with room for an additional intimate seating area. Custom millwork and cabinetry abound in this villa. The spacious gourmet kitchen has a very large island, granite countertops, loads of storage with Wolf and Sub-Zero appliances. A breakfast nook off the kitchen leads out to an expanded deck with staircase to the lower level that has also been expanded to allow for a hot tub and private outdoor seating space. The living room is spacious yet warm and inviting, with many ways it can be furnished around a floor-to-ceiling two-sided fireplace and feature fireplace built up to the vaulted ceiling. A feeling of space and luxury continues into the primary bedroom and ensuite, which features beautiful custom built-in cabinetry and in-floor heating. Also on the main level is a quiet study/den with floor-to-ceiling custom cabinetry, offering a comfortable and private space. The lower level is huge and beautifully finished with extensive custom built-ins surrounding the river rock stone fireplace. The open

style allows for large entertaining options, with the main rec room open to the family/billiards room with its beamed ceiling, built-in bar with full-sized fridge and dishwasher. Renovations since 2005 include a full renovation to the studs, including restructuring both the main and lower levels to create an open plan. There is extensive custom millwork and cabinetry, granite countertops, onsite hardwood flooring and solid oak doors. Additional upgrades include new triple-pane windows, air conditioning, updated plumbing with all Poly-B removed, a hard-wired intrusion alarm system throughout the home, and much more. Exterior features include a custom slate front patio, refurbished roof, new gutters, deck awning, BBQ gas outlet, and extended deck and patio by an additional 5 ft. each.