



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

38 Sunrise Way
Priddis Greens, Alberta

MLS # A2349228



\$1,375,999

Division:	Priddis Greens		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,810 sq.ft.	Age:	1987 (39 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Mature Trees		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Public Sewer
Roof:	Tile	Condo Fee:	\$ 550
Basement:	Full	LLD:	30-22-3-W5
Exterior:	Brick, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected, Water
Features:	Bidet, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Light Fixtures		

Completely transformed in 2021, this extraordinary Augusta-model villa bungalow offers sophisticated, effortless living in one of Priddis Greens's most enviable settings. Renovated right down to the studs, the home was thoughtfully reimagined by a designer with an uncompromising focus on quality, comfort and bringing the spectacular outdoors in. The attention to detail is evident throughout, with beautiful hardwood floors, custom finishes, leathered granite countertops, new electrical and plumbing, two furnaces, central air conditioning, a new gas fireplace, and Lux triple-pane windows and doors. Custom window coverings gently filter the sunlight while preserving the remarkable views. At the heart of the home, the designer kitchen pairs beauty with exceptional functionality. Custom cabinetry, a striking penny-tile feature wall, leathered granite and a premium appliance package are complemented by a six-burner gas range and built-in refrigerator. The luxurious his-and-her ensuite feels like a private spa, with separate vanities, a spectacular dual shower featuring body jets and rainfall showerheads, heated floors and heated shower benches. A skylight fills the space with natural light. The walkout level was brilliantly re-engineered with expansive sliding glass doors, creating a seamless connection to the outdoors and two generous decks. A heated garage with golf-cart bump-out, EV wiring and hot-tub hookup adds exceptional lifestyle convenience. And then there is the setting. Perched high above the golf course, the home captures breathtaking east, south and west views, offering an ever-changing panorama of light, sky and landscape from morning through sunset and across the seasons. This is more than a renovation. It is a complete reimagining of golf-course living. Sophisticated, private and exceptionally comfortable, this remarkable home

is surrounded by views that simply must be experienced in person.