



**17 Hawks Landing Drive  
Priddis Greens, Alberta**

**MLS # A2294503**

**\$2,250,000**



<b>Division:</b>	Hawks Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,368 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Asphalt, Driveway, Garage Door Opener, Triple Garage A		
<b>Lot Size:</b>	0.81 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/		

<b>Heating:</b>	In Floor, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	Residential Community Dis
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 17 Hawks Landing Drive, an exceptional former show home set along the 10th hole of Priddis Greens Golf & Country Club. Tucked away on a private driveway, this home offers a rare sense of privacy while delivering a lifestyle centered around comfort, quality, and connection. Properties on Hawks Landing Drive are highly sought after and rarely come to market. From the moment you enter, vaulted ceilings, rich custom woodwork, and four fireplaces create a warm and inviting atmosphere. The heart of the home is a beautifully designed kitchen with high-end appliances and a massive island—perfect for gathering with family or hosting friends. The main floor layout is both functional and refined, featuring a dedicated office and an expansive primary suite complete with a gorgeous ensuite and massive custom walk-in closet. Designed to be enjoyed year-round, the home offers multiple decks, several of which are covered and equipped with remote privacy screens, along with a heated covered space featuring a swim spa—creating your own private retreat in every season. A dedicated BBQ deck and fenced dog run add to the home’s thoughtful outdoor design. The fully developed lower level extends the living space with intention, offering a theatre room, pool table area, three additional bedrooms, and a dedicated gym—ideal for both entertaining and unwinding. Car enthusiasts and hobbyists will appreciate the two oversized triple garages. The detached garage is fully finished with vaulted ceilings, heat, epoxy floors, drywall, and baseboards—an exceptional space for vehicles, storage, or a workshop. Additional features include gemstone exterior lighting, an electric vehicle charger, and premium finishes throughout. Conveniently located just minutes from Calgary with quick access to Stoney Trail, this property offers

peaceful estate living without sacrificing accessibility. This isn't just a home, it's a lifestyle.