



**36 Sunrise Way
Priddis Greens, Alberta**

MLS # A2144352



\$878,800

Division:	Priddis Greens		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,805 sq.ft.	Age:	1990 (34 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Front		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Concrete, Tile	Condo Fee:	\$ 600
Basement:	Finished, Full, Walk-Out To Grade	LLD:	30-22-3-W5
Exterior:	Brick, Stucco	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Absolutely Stunning Location! Private cul-de-sac with southwest facing yard offering private views of the golf course, incredible gardens and the dramatic Foothills of the Rocky Mountains! Priddis Greens is a highly desirable gem of a golf community offering the Priddis Greens private Golf & Country Club, a 36-hole Championship course with outstanding views and welcoming Clubhouse. The bright open “Augusta” floor plan is the largest built in Priddis Greens and features a total of 2987 sq. ft. of developed space. This exceptional walk-out bungalow features high ceilings, rich hardwood floors and large windows to enjoy the expansive views. Inviting living room with vaulted ceiling, marble surround wood burning fireplace and views of the golf course and foothills. Spacious formal dining room with room for a large table and sideboard. A beautiful, renovated Chef’s dream granite kitchen featuring Legacy cabinets and large custom built-in china cabinet. Cooks will love the five-burner gas range with convection oven, French door fridge and built-in microwave and dishwasher. The large island offers lots of addition counter and storage space. Sunny bay nook with French door opens to the southwest newer and expanded deck featuring two gas outlets and offering expansive views! Double door entry into the spacious private primary bedroom retreat with bay sitting area and French door to the deck. Large walk-in closet and renovated four-piece ensuite bathroom with oversize porcelain tile shower. Large, bayed Den makes the perfect retreat or home office. Second bedroom with adjacent four-piece bathroom. Convenient main floor laundry/mud room with front loading washer and dryer, laundry sink and cabinets. Large welcoming Family Room with brick fireplace and double French doors that open to the lower patio and gardens. Large flex/hobby area

and enjoy the games area and then relax in your indoor hot tub area. Large third bedroom makes the perfect guest room with access to the adjacent four-piece bathroom. Two newer furnaces & two Bosch tankless hot water heaters. Poly B replaced with PEX. Concrete tile roof. Oversize front attached double garage with golf cart parking area. A phenomenal property and a great place to call home!