



**212 Hawks Landing Rise  
Priddis Greens, Alberta**

**MLS # A2155065**



**\$6,990,000**

<b>Division:</b>	Hawks Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Storey, Acreage with Residence		
<b>Size:</b>	10,722 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	6 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Quad or More Attached		
<b>Lot Size:</b>	1.23 Acres		
<b>Lot Feat:</b>	Irregular Lot, Treed		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	29-22-3-W5
<b>Exterior:</b>	Cedar, Stone, Wood Frame	<b>Zoning:</b>	RC1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings		

**Inclusions:** N/A

Introducing a magnificent three-story home boasting over 10,000 square feet of living area. The design and exterior are influenced by the classic craftsman style of the early twentieth century. The project is in progress, offering a unique chance for a buyer to customize the interior to their liking. Situated in a serene cul-de-sac within Hawk's Landing at the Priddis Greens Golf Course, the location is a mere 20 minutes from Bragg Creek, Kananaskis, and Calgary. The residence features thoughtfully designed wide hallways and doorways. A 1500-pound capacity elevator with push-button sliding doors serves all four floors, ensuring accessibility for all. Occupying one of the largest lots in the vicinity at 1.23 acres, the property affords complete privacy at the rear and east side, abutting a wooded ridge with a quaint creek below. This home's true value can only be appreciated in person.