



GRASSROOTS
REALTY GROUP

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

MLS # A2155065



\$5,700,000

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

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

Inclusions: N/A

Proudly presenting this grand, three storey home featuring over 10,000 square feet of living space. The overall design and exterior details inspired by early twentieth century classic craftsman style. The property is located on a quiet cul-de-sac in the community of Hawk's Landing on the Priddis Greens Golf Course. Hawk's Landing is within 20 minutes of Bragg Creek, Kananaskis and 10 minutes to the city of Calgary. This home has been thoughtfully planned with wide hallways and door openings. The 1500 pound capacity elevator has push button operated sliding doors and stops on each of the four floors giving every family member access to all levels. The property is one of the largest in the area at 1.23 acres. The lot provides complete privacy to the rear and the East, backing on to a treed ridge with a small creek at the bottom. This home must be seen to be truly appreciated.