

# \$999,000 - 120 Sunset Way, Priddis Greens

MLS® #A2198544

**\$999,000**

3 Bedroom, 3.00 Bathroom, 1,710 sqft  
Residential on 0.08 Acres

N/A, Priddis Greens, Alberta

Welcome to your dream villa backing onto a private golf course, where luxury and leisure come together in perfect harmony! Spanning an impressive 3,200 square feet, this stunning 3-bedroom home boasts exquisite features such as a stained glass door, coffered ceilings, and rich woodwork that exudes elegance at every turn. The beautifully and completely renovated interior shines with granite countertops and a spacious kitchen island, perfect for entertaining friends after a day on the greens. The wood panelled main floor den is an oasis for relaxation but, would also be a beautifully appointed office. Primary bedroom with a view as well as an elegant wood panelled ensuite bath. Another full bath accented with wood panelling and crown molding awaits you on the fully developed, walk out lower level. Large family room/theatre with a second gas fireplace. Another large guest bedroom, more office space, a workshop and a large "hobby room" that could easily be used as a summer kitchen. This is truly a home that has to be seen to be believed. It's an ideal retreat for golfers and professionals alike who appreciate the tranquility of country living without sacrificing convenience. Don't miss your chance to live life luxuriously in this exceptional home. Priddis Greens Drive is only 10 minutes from the edge of Calgary.

Built in 1990



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2198544               |
| Price          | \$999,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,710                  |
| Acres          | 0.08                   |
| Year Built     | 1990                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 120 Sunset Way   |
| Subdivision | N/A              |
| City        | Priddis Greens   |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T0L 1W3          |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Colf Course            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Beamed Ceilings, Crown Molding, Granite Counters, Kitchen Island, Walk-In Closet(s)                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Basement, Gas, Living Room   |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony  |
| Lot Description   | Backs on to Park/Green Space, Close to Clubhouse, On Golf Course |
| Roof              | Clay Tile  |
| Construction      | Brick  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 9th, 2025 |
| Days on Market | 26              |
| Zoning         | RC              |
| HOA Fees       | 1               |
| HOA Fees Freq. | MON             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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