

# \$1,295,000 - 38 Sunset Way, Priddis Greens

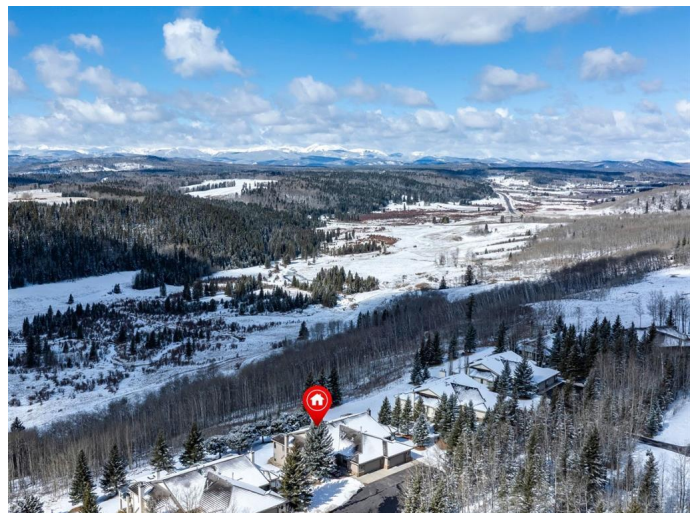
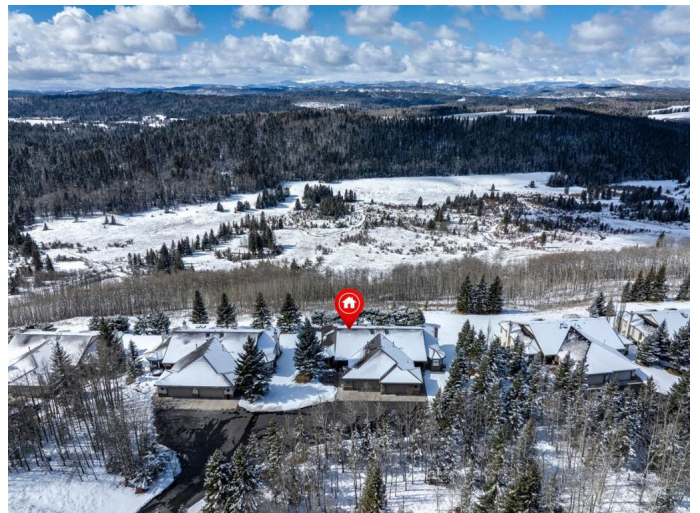
MLS® #A2208704

**\$1,295,000**

3 Bedroom, 3.00 Bathroom, 1,807 sqft  
Residential on 0.09 Acres

Priddis Greens, Priddis Greens, Alberta

Surrounded by unparalleled view of the Rocky Mountains, this Priddis Greens villa is a nature and golfers paradise and sits on the most desirable cul-de-sac. Boasting just over 3600 sq ft of developed living space with a walk-out lower, this "Augusta" model is the largest model of it's kind and has undergone an extensive renovation that will have you falling in love from the moment you walk up the meticulously cared for lot. Inside perfectly blends function and design for an appealing atmosphere with an open floor plan, vaulted ceilings, solid core doors, heated floors in all bathrooms, wainscotting and picture windows capitalizing on those phenomenal views. The main floor is finished with stunning engineered hickory hardwood floors and features a den with rich wainscotting that can ideally function as a library or home office. A generous dining area sprawls into a magnificent kitchen that's a culinary enthusiasts dream. Custom built knotty alder cabinets and quartzite counters add luxury and warmth while a plethora of cabinetry ensure a place for everything. An expansive central eat-up island includes a prep sink and is open to a cozy breakfast nook and living room showcasing a stone surround gas fireplace, custom book shelves, and a large picture window. The West facing upper deck is constructed of a low maintenance duradek and overlooks the valley tree tops and Rocky Mountains. Unwind with a glass of wine in the evening and take in the tranquility and stillness of nature surrounding you as you sit



under the endless starry sky. A spacious primary is separate from the second bedroom for the utmost privacy and features a sitting area, custom walk-in closet, and ensuite highlighted by his/her sinks and a walk-in shower with wheelchair accessibility. Down the hall you'll find a generous second bedroom, full bath and mudroom with laundry that leads to your attached heated double garage, complete with space for your golf cart and work bench. A curved staircase is wrapped in wainscotting and leads to your walk-out lower presenting plush carpets and in-floor heat throughout. An extensive family room offers an abundance of natural light and is graced with a stunning stone surround wood burning fireplace. Effortlessly flowing from the family room is a games area complete with a full wet bar incorporating bar seating and beverage fridge. LVP flooring covers the entry point from the covered patio and features custom built-in storage for ski's, boots, and coats. A massive third bedroom finishes the space and accesses the 3pc cheater ensuite. A vast utility room is home to a workshop and storage area for all your seasonal items. Situated in the scenic foothills of the rockies, steps to the golf courses, and many walking/cross country skiing trails, you can enjoy the serene offerings of being out of the City while knowing that Calgary city limits are only a 10 minute drive away for the utmost convenience. Don't miss out on this truly special home.

Built in 1989

### **Essential Information**

MLS® #	A2208704
Price	\$1,295,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	1,807
Acres	0.09
Year Built	1989
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	38 Sunset Way
Subdivision	Priddis Greens
City	Priddis Greens
County	Foothills County
Province	Alberta
Postal Code	T0L 1W3

### Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Heated Garage, Workshop in Garage, Golf Cart Garage
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, Views, Interior Lot
Roof	Clay Tile
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	2
Zoning	RC

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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