

# \$1,199,900 - 46 Sunset Way, Priddis Greens

MLS® #A2220779

**\$1,199,900**

3 Bedroom, 3.00 Bathroom, 1,802 sqft

Residential on 0.09 Acres

NONE, Priddis Greens, Alberta

Backing onto the canvas that is the Rocky Mountains, this immaculate villa bungalow at Priddis Greens is the perfect next step to maintain your active lifestyle, while enjoying some of the finest views in Alberta. Just down the street from the clubhouse at the world famous Priddis Greens Golf Club, youâ€™™ll be the envy of your friends and family for many years to come. The home itself features 3600ft2 of total space, has 3 bedrooms, 3 full bathrooms, a main floor office/den, vaulted ceilings, updated windows in the kitchen & basement (2008), high efficient furnaces (2017), Central A/C (2012), an oversized double garage with a bump out for golf cart parking, and a walkout basement with 9â€™™ ceilings. The kitchen was timelessly renovated, and is equipped with stainless steel appliances, granite counters, a Wolf gas cooktop, and reverse osmosis water filtration system. The kitchen cabinets house slide out shelving for added convenience. The primary bedroom is big and the renovated ensuite and walk-in closet has all the creature comforts youâ€™™ll want or need. In the walkout basement you'll be thrilled to find 9' ceilings, a wood burning, gas starter fireplace, an additional bedroom with a large cedar lined closet. The 3rd bathroom will be a favorite place to spend time, thanks to your very own Steam Shower. The home will show the love and effort thatâ€™™s been put into it over the years, including the newly constructed & extended composite deck with glass panels so



you can enjoy that unobstructed view which brought you here in the first place. There's a retractable awning on the back deck as well as a front patio for that morning coffee or to hide from the sun. The home blends beautifully into the rolling hills and boreal forests surrounding the home. This is partly in thanks to the Premium Taper Sawn Cedar Shakes. The downspouts have been routed underground for the warm months, with the ability to bypass the 8 inch underground drainage pipe during the winter to avoid damming and freezing. A new asphalt driveway and concrete aprons were added in 2023 to continue with the theme of the regular maintenance on the property. You've always wanted to be out in the country, and if you want to play one of Canada's finest Golf Courses while enjoying the quiet life of rural living, you may have found the place! A short and peaceful drive from Calgary, we'd be glad to accommodate your showings, and we're really excited to find the next owner of this spectacular home!

Built in 1990

**Essential Information**

MLS® #	A2220779
Price	\$1,199,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,802
Acres	0.09
Year Built	1990
Type	Residential
Sub-Type	Semi Detached
Style	Acreage with Residence, Side by Side, Bungalow
Status	Active

**Community Information**

Address	46 Sunset Way
Subdivision	NONE
City	Priddis Greens
County	Foothills County
Province	Alberta
Postal Code	T0L 1W3

### **Amenities**

Amenities	Clubhouse, Golf Course
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Oversized
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Awning(s)
Lot Description	Back Yard, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Private
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Zoning	RC

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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