

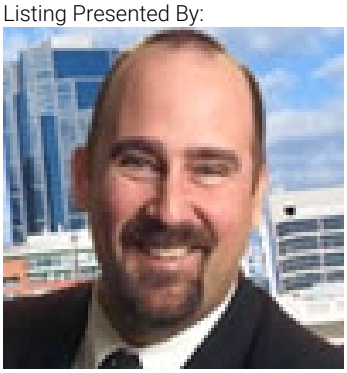
34 Sunrise Way Priddis Greens Alberta

$1,195,000

Welcome to this professionally renovated villa bungalow in prestigious Priddis Greens, where walking paths, cross-country skiing, and a strong sense of community are right at your doorstep. This exceptional Augusta model is perfectly positioned above the coveted Priddis Greens Golf & Country Club, offering an unmatched blend of luxury, comfort, privacy, and natural beauty. A forest of trembling aspens and white spruce creates a tranquil and private setting, while the southwest-facing backyard captures breathtaking panoramic VIEWS OF THE ROCKY MOUNTAINS and rolling foothills. Inside, the open-concept design and soaring vaulted ceilings make an immediate impression. A timeless neutral palette complements the natural surroundings, while oak hardwood and tile flooring flow throughout the main level. The enlarged dining area provides an ideal setting for entertaining family and guests, while the chef-inspired kitchen combines elegance and functionality with custom Cabico cabinetry, a stunning 10-foot granite island, stainless steel built-in appliances, and consistent appliance and cabinet hardware throughout. The adjoining breakfast nook is the perfect place to enjoy your morning coffee while taking in the spectacular views, which continue seamlessly into the inviting living room. Step outside to the enlarged upper deck with low-maintenance decking and experience the peace and beauty of this remarkable setting. The luxurious primary retreat offers a spa-inspired ensuite complete with heated limestone tile floors, a deep bubble tub, and a custom shower. A private main-floor den provides flexibility for a home office or potential third bedroom. The thoughtfully designed laundry room features a front-load washer and dryer, sink, extensive Cabico cabinetry, and utility closet. A convenient powder room with extensive built-in cabinets for additional storage completes this le...

Family room 19.00 Ft x 23.50 Ft
Recreational, Games room 16.17 Ft x 17.00 Ft
Other 8.50 Ft x 8.50 Ft
Bedroom 12.17 Ft x 15.08 Ft
4pc Bathroom 5.00 Ft x 8.25 Ft
Dining room 10.00 Ft x 7.25 Ft
Living room 15.50 Ft x 16.08 Ft
Den 11.08 Ft x 11.25 Ft
Laundry room 6.17 Ft x 11.83 Ft
Breakfast 10.00 Ft x 10.17 Ft
Primary Bedroom 12.50 Ft x 15.83 Ft
2pc Bathroom 5.00 Ft x 8.75 Ft

Listing Presented By:



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Kitchen 10.00 Ft x 16.25 Ft

5pc Bathroom 9.00 Ft x 12.17 Ft