

# \$1,200,000 - 120 Sunset Way, Priddis Greens

MLS® #A2198544

**\$1,200,000**

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	\$1,200,000
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	Bungalow, Side by Side
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	Crown Molding, Granite Counters, Kitchen Island, Walk-In Closet(s), Beamed Ceilings
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, On Golf Course, Close to Clubhouse
Roof	Clay Tile
Construction	Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 9th, 2025
Days on Market	4
Zoning	RC
HOA Fees	1
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Royal LePage Benchmark
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