

# \$814,900 - 28 Sunrise Way, Priddis Greens

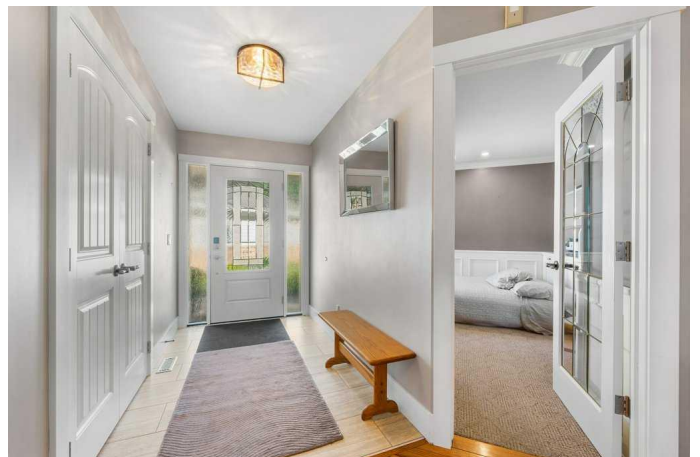
MLS® #A2225531

**\$814,900**

3 Bedroom, 3.00 Bathroom, 1,506 sqft  
Residential on 0.07 Acres

Priddis Greens, Priddis Greens, Alberta

Calling all golfers and nature enthusiasts!  
Highly desirable "Priddis Greens" development in the heart of the foothills offering spectacular mountain views, treed woodlands & world class golfing right at your doorstep. Minutes from Calgary City limits & new ring road providing quick access to all areas of Calgary & shopping conveniences. This marvelous community offers year-round activities including social club events, miles of walking paths, winter cross country skiing on groomed trails & ice skating. Enjoy dining at the full menu Country Club restaurant or order your meal to take out! Bragg Creek & Priddis restaurants & shopping options are sure to add variety. The location of this villa is one of the best in the entire development set high up on a lofty perch backing to treed, landscaped green spaces & the Golf course beyond. Enjoy beautiful mountain views while nestled in the trees surrounded by perennial flower beds and greenspace. Inside you'll discover the work of an interior designer transforming this villa into an ageless masterpiece! This St. Andrews model offers loads of open, bright living space! The Primary bedroom retreat is spacious, has vaulted ceilings & a bay window sitting area to enjoy leisure time & endless views. The re-designed ensuite bathroom features heated tile floors, glass paneled shower with multi-heads & double sink vanity. Convenient main floor den/bedroom with custom built-ins & full closet. Main floor laundry room, 2-piece modernized bathroom



with space to add a free standing soaker tub or portable sauna if one should desire it. The renovated kitchen features white cabinets, timeless tile backsplash, granite counter tops, & newer stainless-steel appliances. The spacious, vaulted great room & dining room offer loads of room to entertain large groups of friends & feature gleaming hardwood flooring & a floor to ceiling river stone fireplace adding warmth & charm. The developed walk-out basement adds a 3rd bedroom, full bath, multi-purpose room plus a large rec-room with cozy gas fireplace & wet bar. Walk-out to the patio & yards. Oversized double garage has loads of storage space. Plumbing has been replaced with modern PEX lines. New windows and exterior doors. Even the mechanicals have all been updated & serviced regularly offering peace of mind. Come enjoy the beautiful, low maintenance lifestyle this executive villa offers! Note: The \$550/month condo fee includes the \$258 monthly HOA fee which pays for year-round grounds keeping/snow removal, garbage collection & irrigation. Also feeds the reserve fund for exterior maintenance.

Built in 1990

**Essential Information**

MLS® #	A2225531
Price	\$814,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,506
Acres	0.07
Year Built	1990
Type	Residential
Sub-Type	Semi Detached

Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	28 Sunrise Way
Subdivision	Priddis Greens
City	Priddis Greens
County	Foothills County
Province	Alberta
Postal Code	T0L1W3

### Amenities

Amenities	Clubhouse, Golf Course
Parking Spaces	2
Parking	Double Garage Attached, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Central, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Mantle, Stone, Brick Facing, Great Room, Raised Hearth
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Rain Gutters
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Gentle Sloping, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Views, Fruit Trees/Shrub(s), Greenbelt, On Golf Course
Roof	Tile
Construction	Brick, Wood Frame, Cement Fiber Board

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 1st, 2025  
Days on Market        15  
Zoning                      RC  
HOA Fees                  257  
HOA Fees Freq.        MON

**Listing Details**

Listing Office            RE/MAX Realty Professionals

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