

\$1,075,000 - 17 Sunrise Way, Priddis Greens

MLS® #A2229148

\$1,075,000

4 Bedroom, 3.00 Bathroom, 1,819 sqft
Residential on 0.09 Acres

Priddis Greens, Priddis Greens, Alberta

Chance of a lifetime! 17 Sunrise Way in the stunning golf course community of Priddis Greens. This is the largest and most sought-after layout—the “Augusta” model—offering over 1,800 sq ft above grade with a finished walkout lower level, 4 bedrooms, and 3 full bathrooms.

Backing directly onto Hole 4 of the Hawk course, this home offers breathtaking views of the mountains and three fairways, providing year-round beauty, privacy, and tranquillity.

A major renovation in 2010 updated the kitchen, transformed the primary ensuite with a steam shower, and refreshed the walkout level. In 2023, a new gas furnace and heat pump were installed, bringing modern efficiency with both heating and air conditioning.

Step onto the expanded 14-foot deck, rebuilt in 2020, featuring two natural gas outlets, a firepit, and an overhead infrared heater—perfect for enjoying cool evenings with a view. A staircase leads directly from the deck to the backyard for added convenience.

The heated double garage is fully finished with epoxy floors, professionally installed cabinetry, and a dedicated space for a golf cart.

This home also includes thoughtful touches throughout, such as an automatic irrigation



system, Gemstone exterior lighting, a charming 60-foot spruce tree in the front yard adorned with 6,000 LED lights, a wood-burning fireplace on the main floor, and a gas fireplace with in-floor heating on the walkout level”adding both comfort and character to this exceptional property.

This is a rare opportunity to own one of the most desirable homes in Priddis Greens. Reach out today for early access before it hits the market. Full PolyB Replacement - 2020, New Dishwasher - 2025.

Built in 1988

Essential Information

MLS® #	A2229148
Price	\$1,075,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,819
Acres	0.09
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	17 Sunrise Way
Subdivision	Priddis Greens
City	Priddis Greens
County	Foothills County
Province	Alberta
Postal Code	T0L1W3

Amenities

Amenities	Clubhouse, Golf Course, Park, Snow Removal
-----------	--

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Double Oven, Gas Cooktop, Microwave, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, On Golf Course, Private, Street Lighting
Roof	Clay Tile
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	3
Zoning	RC

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.