

# **\$949,900 - 134 Sunset Way, Priddis Greens**

MLS® #A2230227

**\$949,900**

3 Bedroom, 3.00 Bathroom, 1,809 sqft

Residential on 0.09 Acres

N/A, Priddis Greens, Alberta

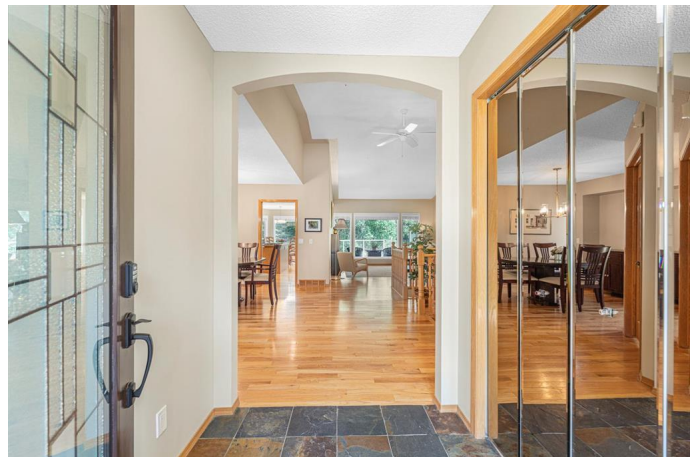
Imagine having your morning coffee on the upper deck in the morning sun, while enjoying the wonderful view of the expansive back yard and large wooded area. While deer graze in the backyard a fox may scamper across your property as well. This same view can be enjoyed from your deck, your breakfast nook, and your bright, sunny living room. Your new home offers quick and easy direct access to the groomed cross-country ski trails as well as the golf course path on the private golf course all year long. (Inexpensive social membership required).

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Experience 3500 square feet of elegant living area with the main level offering gleaming hardwood in the spacious kitchen, living and dining room areas. This level also boasts the primary bedroom with walk-in closet and renovated ensuite, a second bedroom/office, a den and a newly renovated laundry room with a brand new, top quality large LG washer/dryer tower unit. The designer electric fireplace with heater is perfect for cool Alberta foothills evenings.

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This home offers you the opportunity for defined and separate areas that you can customize for your own specific needs for various activities. The double glass doors to the den create a quiet space for reading, watching a movie or personal reflection. The separate kitchen allows you to focus on that new recipe, or relax as you prepare your latest



dinner idea.

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Take the spiral staircase down from the deck to the walkout lower level where you find a large rec room with a second, beautiful brick faced, wood burning fireplace. Youâ€™ll also find a third bedroom with a walk-in closet as well as a large partially finished space just waiting for your own specific use, whether storage, office, music room or a combinations of these; no need to use the garage for storage rather than parking your vehicles. Speaking of vehicles, the large 2 car garage has a convenient bump-out especially for your golf cart (or motorcycles or bicycles). In addition, the garage also features a built in storage cupboard and workbench. Call your favourite realtor and start living a wonderful country golf course life today!

Built in 1992

### Essential Information

MLS® #	A2230227
Price	\$949,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,809
Acres	0.09
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	134 Sunset Way
Subdivision	N/A
City	Priddis Greens

County	Foothills County
Province	Alberta
Postal Code	T0L 1W3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Electric, Gas, Living Room, Blower Fan, Gas Starter, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	On Golf Course
Roof	Clay Tile
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 11th, 2025
Days on Market	2
Zoning	RC
HOA Fees	1
HOA Fees Freq.	MON

### Listing Details

Listing Office	Royal LePage Benchmark
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