



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**207 HAWK'S LANDING Rise, Priddis Greens T0L 1W3**

MLS®#: **A2112009**

Area: **Hawks Landing**

Listing Date: **03/08/24**

List Price: **\$1,649,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Priddis Greens**

Year Built:

**2009**

Lot Information

Lot Sz Ar:

**39,639 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**3,542**

Low Sqft:

Ttl Sqft:

**3,542**

DOM

**72**

Layout

Beds:

**3 (1 2 )**

Baths:

**4.0 (4 0)**

Style:

**1 and Half Storey**

Parking

Ttl Park:

**8**

Garage Sz:

Access:

Lot Feat:

**Backs on to Park/Green Space,Cul-De-Sac,Lawn,No Neighbours Behind,Landscaped,Many Trees,Native Plants,Underground Sprinklers,Private,Secluded,Treed,Views  
Driveway,Heated Garage,Oversized,Quad or More Attached**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Boiler,In Floor,Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Lighting,Private Yard**

Construction:

**Stone,Stucco**

Flooring:

**Ceramic Tile,Concrete,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Steam Room,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>17`10" x 18`4"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>5`11" x 8`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`8" x 15`10"</b>	<b>Great Room</b>	<b>Main</b>	<b>15`8" x 28`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`8" x 14`5"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>11`2" x 20`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>19`9" x 15`4"</b>	<b>Pantry</b>	<b>Main</b>	<b>6`6" x 9`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`11" x 7`10"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`10"</b>
<b>Loft</b>	<b>Upper</b>	<b>38`7" x 23`5"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>9`5" x 8`8"</b>
<b>3pc Ensuite bath</b>	<b>Lower</b>	<b>4`11" x 8`6"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>15`3" x 17`1"</b>

Bedroom	Lower	16`1" x 10`9"	Game Room	Lower	43`10" x 29`10"
Exercise Room	Lower	13`3" x 14`11"	Wine Cellar	Lower	6`1" x 11`7"
Furnace/Utility Room	Lower	14`11" x 15`5"	Foyer	Main	9`7" x 7`10"
Mud Room	Main	16`5" x 7`7"	Library	Upper	11`10" x 13`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

RC

0715672

Remarks

Pub Rmks:

Custom built modified walkout bungalow on a lot just shy of 1 acre offered from the original owners, designed with endless upgrades, a 4-car heated garage, 5,714 square feet of developed space, backing on to a wooded reserve and complete with its own secret room! Welcome to the Timbers in Hawk's Landing at Priddis Greens. Positioned along a cul-de-sac the original owners spared no expense, beginning with a covered front porch, central air, irrigation, solid core maple doors and triple pane Pella windows with built in retractable screens and shades. Enter into vaulted ceilings, a plethora of built-in speakers throughout the entire home and Tigerwood flooring which leads you into the main floor primary suite. 10' ceilings wrapped in a stylish bulk head, his and her walk-in closets, heated floors in the 5-piece en-suite bath lead to a 3 head enclosed tiled shower, jetted tub and his and her sinks. The hub of the main floor runs past the 1st gas fireplace in the lifestyle room, the oversized family dining room and into a true gourmet kitchen. Granite counters and backsplashes, Sub Zero beverage fridge, Wolf 6 burner gas stove, custom hood fan, spice rack pull outs, Sub Zero Professional fridge/freezer, Meile dishwasher, cabinet faced Wolf warming drawer, pot filler, miles of cabinets and prep space connecting to the enlarged nook with a generous walk in pantry to one side and access to the upper outdoor space to the other. Expand your entertaining on the full width covered deck complete with outdoor speakers, an area large enough to relax, dine and come together around the wood burning fireplace with gas log starter. The home's main floor laundry room is adjacent to the 4-car garage entry as well as a separate side entry, 3-piece bath and stairs to the upper media loft. The perfect fit for family gatherings or to watch the big game on your 106-inch projector screen with a 7.1 surround system, this added space is sure to impress and let's not forget about the hidden room the kids will enjoy too, located just behind the bookshelf! The fully developed walkout level starts with heated acid-stained concrete floors, a wine cellar and games nook on each side of the wet bar with access to the lower concrete covered patio and sun patio stretching out to the private South West facing wooded yard, upper grass area for the kids, hot tub and space for endless summer games and fun. With an open design, the lower level offers a gym, pool table area, a 2nd home theater, 3rd fireplace a 3-piece bath with steam shower, 2 oversized bedrooms and one with its own 3-piece en-suite bath. Location, community, lot size, design, upgrades all in a plan sure to impress !

Inclusions:

Property Listed By:

All built in speakers, alarm system and cameras, 4 TV's and mounts, all attached cabinetry and shelves, swing set, basement rack system.

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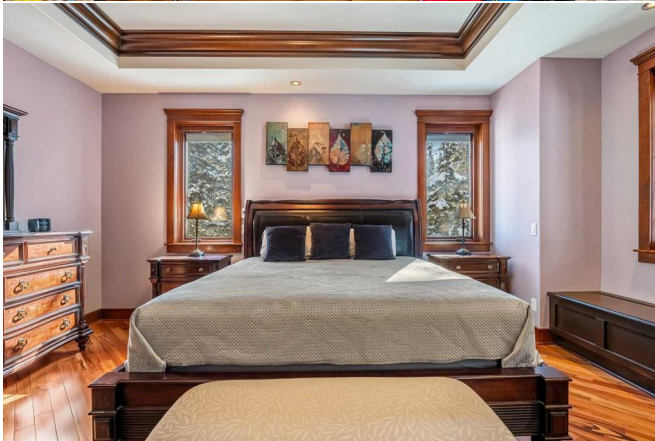
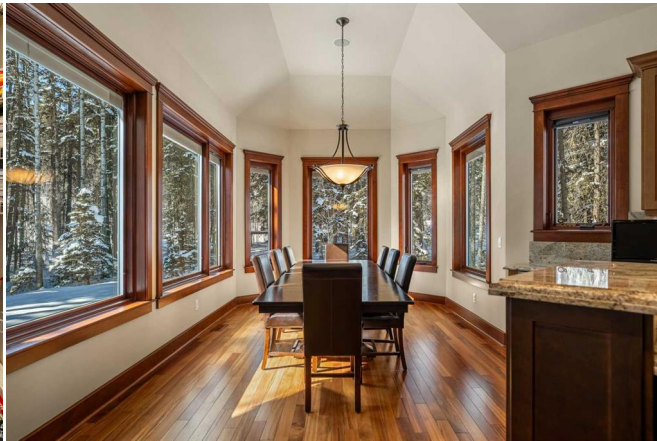
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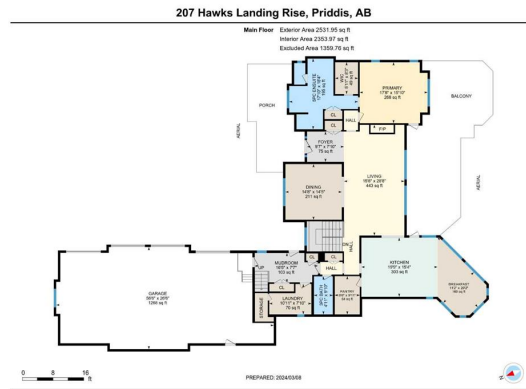




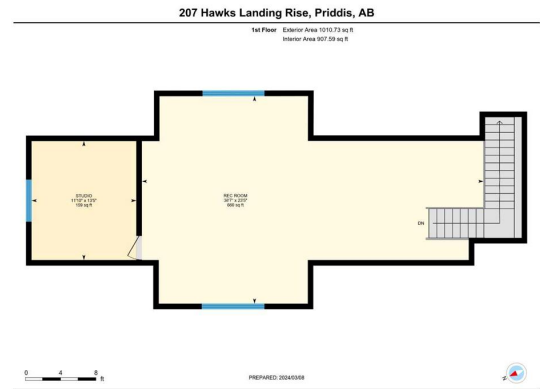








While figures are excluded from total floor area in EXCLUDED floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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207 Hawks Landing Rise, Priddis, AB

Basement (Below Grade) Exterior Area 2171.73 sq ft  
Interior Area 2070.02 sq ft



0 5 10  
ft

PREPARED: 2004/008



Notes: Figures are excluded from total floor area in GROUND floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.