



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 HAWK'S LANDING Rise, Priddis Greens T0L 1W0**

MLS® #: **A2114676** Area: **Hawks Landing** Listing Date: **03/15/24** List Price: **\$1,325,000**  
Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Priddis Greens**  
Year Built: **2016**  
Lot Information  
Lot Sz Ar: **28,314 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **3,617**  
Low Sqft:  
Ttl Sqft: **3,617**

DOM

**65**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Many Trees,Private,Treed**  
Park Feat: **Front Drive,Garage Door Opener,Garage Faces Front,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air**  
Sewer: **Public Sewer**  
Ext Feat: **Private Yard**

Construction: **Composite Siding,Stone,Wood Frame,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source: **Co-operative**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Window Coverings,Wine Refrigerator**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Natural Woodwork,No Smoking Home,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`6" x 14`2"	Dining Room	Main	14`4" x 7`0"
Den	Main	15`0" x 14`2"	Foyer	Main	15`6" x 12`4"
Laundry	Main	8`10" x 5`0"	Furnace/Utility Room	Lower	18`6" x 6`0"
Game Room	Lower	37`6" x 13`0"	Bonus Room	Upper	23`0" x 12`0"

Bedroom - Primary	Upper	16`6" x 16`6"	Bedroom	Upper	14`6" x 11`2"
Bedroom	Upper	11`6" x 11`0"	Bedroom	Upper	14`10" x 10`0"
Bedroom	Lower	13`6" x 12`4"	2pc Bathroom	Main	6`0" x 5`0"
3pc Bathroom	Lower	8`0" x 5`2"	5pc Bathroom	Upper	15`0" x 6`0"
5pc Ensuite bath	Upper	22`0" x 10`0"			
Legal/Tax/Financial					

Title:	Zoning:	
<b>Fee Simple</b>	<b>RC</b>	
Legal Desc:	<b>0715672</b>	Remarks

Pub Rmks:	<p><b>PRIVACY, FOREST and the PRIDDIS GOLF COURSE are the main attractions of this location, let alone a QUIET CUL-DE-SAC with like-minded families that want to have space inside and out! over 4,800 sqft of DEVELOPED LIVING SPACE! Only 35 minute commute to downtown Calgary. This home is perfect for the growing family, or blended family! This 2 Storey SOUTH backing home offers incredible division of space, so all members can do their thing and yet, large open spaces like the Kitchen, Dining and Living Room offer common areas to hang! Main floor is super inviting, with the only private area being a main floor Office - great for working at home!! Great floor plan offers huge South windows for that natural light, views of the treed yard all year long! TV Media area in Living Room, great for entertaining on the Main floor, fireplace in the Living Room and a large island in the Kitchen, with quartz c-tops, makes for easy preparation and fun entertaining! Plenty of storage with a walkthrough pantry, plenty of countertop space for the chef in the family, along with Stainless Steel appliances including a Gas Stove! Oversized deck off the Nook/Dining area, central Dining Room table is casual yet easy to see the Dinner parties happening! Watch the kids play outside, ample room with a lower aggregate patio down from the large Deck with gas line for BBQ and Heater / Fire table! Huge Mudroom and Hall lead to an oversized Heated Triple Garage, currently with a Gym setup!! With the Driveway, you could park 9 cars! 4 bedrooms plus a Huge Bonus / Media Room up, 4-piece Main Bathroom with separate shower and Double sinks for the kids. Primary Bedroom is very spacious and offers enough space for a King bed. Ensuite is to die for, with oversized separate Shower with Bench from large Soaker tub, Double sinks and a large walk-in closet with built-ins! Lower level offers another bedroom, a 3-piece bathroom with a stunning oversized Shower! Games Room fit for a Pool Table, has a wet bar with mini-fridge, nice accents, and another space for family members to pick away at their guitar, planning their next little ditty! Hot tub included, AC for those warm summer nights - This home at this price is a must and allows you to get into a prestigious community with one of the best golf courses in North America! 15 minutes to Safeway and Shawnessy Station, let alone quick access to Bragg Creek and the Mountains!! Lovely area, great community, great school district only 10 minutes to Red Deer Lake School by bus!!</b></p> <p><b>Hot Tub &amp; Accessories and Built-in Speakers</b></p> <p><b>RE/MAX Realty Professionals</b></p>
Inclusions:	
Property Listed By:	

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















