



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**501 HAWK'S NEST Lane, Priddis Greens T0L 1W3**

MLS®#: **A2116727** Area: **Hawks Landing** Listing Date: **03/22/24** List Price: **\$1,399,000**  
Status: **Active** County: **Foothills County** Change: **-\$51k, 04-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Priddis Greens**  
Year Built: **2014**  
Lot Information  
Lot Sz Ar: **30,056 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **3,176**  
Low Sqft:  
Ttl Sqft: **3,176**

DOM

**58**  
Layout  
Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Reverse Pie Shaped Lot,Landscaped,Many Trees**  
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Freezer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Beamed Ceilings,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,Recessed Lighting,See Remarks,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>21`0" x 15`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`4" x 16`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>13`2" x 9`6"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`10" x 6`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>20`4" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`8" x 13`6"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 11`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>18`0" x 13`0"</b>
<b>Den</b>	<b>Main</b>	<b>12`6" x 11`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>16`0" x 13`0"</b>
<b>Exercise Room</b>	<b>Basement</b>	<b>16`10" x 16`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`6" x 11`0"</b>

Bedroom  
Bedroom  
2pc Bathroom  
5pc Bathroom

Upper  
Basement  
Main  
Upper

13`4" x 11`0"  
12`0" x 11`10"  
0`0" x 0`0"  
0`0" x 0`0"

Bedroom  
Bedroom  
3pc Bathroom  
5pc Ensuite bath

Upper  
Basement  
Basement  
Upper

15`10" x 13`6"  
12`8" x 11`4"  
0`0" x 0`0"  
0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RC**

**0811164**

Remarks

Pub Rmks:

**OPEN HOUSE SATURDAY, MAY 18TH FROM NOON - 2 PM.** Nestled serenely within the tranquil enclave of Hawk's Nest at Priddis Greens, this captivating residence boasts 4+2 bedrooms, a **FULLY DEVELOPED WALK-OUT BASEMENT** & offers an expansive 4600+ sq ft of refined living space. Step through the welcoming front porch, guided by the stately Brazilian front door, into a realm of elegance and comfort. Inside, the grandeur unfolds with an expansive main level, adorned with solid white oak hardwood floors and ceilings that soar high above, bathed in the gentle glow of recessed lighting and stylish fixtures. The living room beckons with its vaulted ceiling and rustic floor to ceiling fireplace, while the adjacent dining room, with its beamed ceiling, seamlessly connects to create an inviting ambiance. The heart of the home, the kitchen, is a haven for culinary enthusiasts, boasting Carrera marble countertops, bespoke cabinetry with maple doors, and a suite of premium Thermadore and Electrolux stainless steel appliances. A sunlit breakfast nook adds a delightful touch, while the adjoining family room, with its stone-clad fireplace, is the finishing touch to a perfect entertaining space. Tucked away for privacy, a den/office provides a tranquil workspace, while the second level hosts four generously appointed bedrooms, including a primary suite that exudes luxury and tranquility. His and hers walk-through closets lead to a secluded ensuite, adorned with dual sinks, a relaxing freestanding soaker tub, and a separate shower. Descending to the walk-out level, discover a haven of relaxation and recreation, with a versatile recreation/media room, an exercise room, and two additional spacious bedrooms, all complemented by a sleek 3-piece bath. Notable features such as central air conditioning, shiplap ceilings, and Restoration Hardware vanities with marble countertops add an extra layer of luxury. Outside, the south-facing backyard beckons with its pristine beauty, offering a large composite deck, covered patio, and sprawling yard embraced by majestic trees. Tee off at the nearby Priddis Greens Golf Course, just moments away, and relish in the tranquility of country living mere minutes from urban conveniences.

Inclusions:  
Property Listed By:

**None**  
**RE/MAX Real Estate (Central)**

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

























