



THE
A-TEAM

**RE/MAX
FIRST**

504 HAWK'S NEST Lane, Priddis Greens T0L 1W3

MLS®#: **A2117532**

Area: **Hawks Landing**

Listing Date: **03/28/24**

List Price: **\$1,400,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Priddis Greens

Year Built:

2013

Lot Information

Lot Sz Ar:

21,780 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

3,517

Low Sqft:

Ttl Sqft:

3,517

DOM

52

Layout

Beds:

6 (4 2)

Baths:

4.5 (4 1)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Landscaped,On Golf Course,Views

Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Composite Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`0" x 15`0"	Kitchen	Main	20`0" x 17`0"
Dining Room	Main	14`6" x 12`0"	Bedroom - Primary	Main	15`5" x 13`11"
5pc Ensuite bath	Main	13`10" x 11`10"	Foyer	Main	11`10" x 9`10"
Den	Main	12`11" x 11`10"	Mud Room	Main	9`8" x 8`0"
2pc Bathroom	Main	5`11" x 4`10"	Loft	Upper	16`5" x 12`10"
Bedroom	Upper	15`1" x 13`11"	Bedroom	Upper	16`5" x 11`9"
Bedroom	Upper	16`5" x 11`9"	Laundry	Upper	9`10" x 8`0"

5pc Bathroom
Game Room
Bedroom
4pc Bathroom

Upper
Lower
Lower
Lower

8`8" x 8`0"
29`5" x 17`0"
13`4" x 13`1"
8`7" x 7`1"

Media Room
Bedroom
4pc Ensuite bath

Lower
Lower
Lower

15`10" x 15`1"
15`7" x 12`10"
9`1" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0811164

Zoning:
RC

Remarks

Pub Rmks:

Gorgeous fully finished 6 bedroom, 4.5 bath home with a large three car garage located just west of Calgary in Hawk's Landing/Priddis Greens golf course! This community is a fantastic combination of the peace and quiet of the country lifestyle combined with easy access to all the amenities Calgary has to offer. There are three large bedrooms up with a separate laundry room, full bathroom with double sinks, and a bonus room area. Your master suite is located on the main floor offering a spa inspired ensuite featuring double sinks, quartz counters, soaker tub, and an oversized tile/glass shower. The feeling of space through the open main floor concept through the upgraded gourmet kitchen and living room featuring two storey vaulted ceilings is amazing. The additional functionality of a separate formal dining room and the spacious main floor den/office space gives you room for the entire family and the space to work from home! The fully finished lower level with 9ft ceilings, large family room/games room area and two additional bedrooms (one with a full private ensuite and the other with a cheater ensuite) complete the great development in this home. Enjoy the privacy of your backyard with a ton of trees, hole #7 of the golf course, large deck, hot tub, and gazebo. A fully finished family home with 6 bedrooms, 4.5 baths, and a large three car garage combined with a fantastic location offer peace and quiet with great access to Calgary!

Inclusions:
Property Listed By:

**Hot Tub, Alarm, Built-in Oven, TV Mounts
RE/MAX Realty Professionals**

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











