



THE
A-TEAM

**RE/MAX
FIRST**

212 HAWKS LANDING Rise, Priddis Greens T0L 1W0

MLS® #: **A2155065** Area: **Hawks Landing** Listing Date: **08/05/24** List Price: **\$6,200,000**
 Status: **Active** County: **Foothills County** Change: **-\$790k, 21-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Priddis Greens** Finished Floor Area
 Year Built: **2024** Abv Sqft: **10,722**
Lot Information Low Sqft:
 Lot Sz Ar: **53,578 sqft** Ttl Sqft: **10,722**
 Lot Shape:

DOM

138
Layout
 Beds: **6 (6)**
 Baths: **6.5 (6 1)**
 Style: **3 Storey, Acreage with Residence**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Irregular Lot, Treed**
 Park Feat: **Heated Garage, Insulated, Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency, In Floor, Forced Air, Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **BBQ gas line, Private Yard**

Construction: **Cedar, Stone, Wood Frame**
 Flooring: **Ceramic Tile, Hardwood**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **Elevator, High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	21`6" x 20`0"
Kitchen	Main	18`0" x 17`0"
Dining Room	Main	14`0" x 20`0"
Bedroom	Upper	14`0" x 14`0"
Laundry	Upper	10`5" x 16`5"
Bedroom	Upper	11`0" x 17`0"

Room	Level	Dimensions
Breakfast Nook	Main	13`6" x 26`6"
Kitchen	Main	15`0" x 20`0"
Bedroom - Primary	Upper	21`0" x 20`0"
Bedroom	Upper	14`0" x 14`0"
Bedroom	Upper	15`0" x 12`0"
Bonus Room	Upper	30`0" x 28`0"

Bedroom
Loft
Laundry
4pc Bathroom
3pc Ensuite bath
5pc Ensuite bath

Upper
Upper
Upper
Main
Second
Second

20`2" x 13`0"
15`0" x 14`0"
15`0" x 7`5"

Library
Kitchen
2pc Bathroom
3pc Ensuite bath
4pc Ensuite bath
6pc Ensuite bath

Main
Upper
Main
Second
Third
Second

14`0" x 20`0"
17`4" x 19`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0715672

Zoning:
RC1

Remarks

Pub Rmks: **Proudly presenting this grand, three storey home featuring over 10,000 square feet of living space. The overall design and exterior details inspired by early twentieth century classic craftsman style. The property is located on a quiet cul-de-sac in the community of Hawk's Landing on the Priddis Greens Golf Course. Hawk's Landing is within 20 minutes of Bragg Creek, Kananaskis and 10 minutes to the city of Calgary. This home has been thoughtfully planned with wide hallways and door openings. The 1500 pound capacity elevator has push button operated sliding doors and stops on each of the four floors giving every family member access to all levels. The property is one of the largest in the area at 1.23 acres. The lot provides complete privacy to the rear and the East, backing on to a treed ridge with a small creek at the bottom. This home must be seen to be truly appreciated.**

Inclusions:
Property Listed By:

N/A
Royal LePage Solutions

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







