



THE A-TEAM

RE/MAX FIRST

92 HAWK'S LANDING Drive, Priddis Greens T0L 1W0

MLS® #: A2158657 Area: Hawks Landing Listing Date: 08/19/24 List Price: \$2,190,000
Status: Active County: Foothills County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Priddis Greens
Year Built: 2010
Finished Floor Area: 3,737
Low Sqft: 3,737
Ttl Sqft: 3,737
Lot Sz Ar: 21,780 sqft
Lot Shape:

DOM

30
Layout
Beds: 4 (2 2)
Baths: 5.0 (4 2)
Style: Acreage with Residence, Bungalow

Parking

Ttl Park: 0
Garage Sz:

Access:
Lot Feat:
Park Feat: Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Level, On Golf Course, Rectangular Lot Concrete Driveway, Front Drive, Heated Garage, Insulated, Oversized, Quad or More Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony, BBQ gas line, Private Yard
Construction: Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Bookcases, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, 5pc Ensuite bath, Dining Room, Kitchen, Living Room, 3pc Bathroom, Bedroom - Primary, Foyer, Laundry, Mud Room.

<b>Office</b>	<b>Main</b>	<b>12`10" x 12`5"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>10`5" x 13`10"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>8`3" x 17`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>23`0" x 18`4"</b>
<b>Guest Suite</b>	<b>Second</b>	<b>13`5" x 7`8"</b>	<b>2pc Bathroom</b>	<b>Basement</b>	<b>5`5" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Basement</b>	<b>12`5" x 19`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`2" x 21`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`1" x 21`5"</b>	<b>Exercise Room</b>	<b>Basement</b>	<b>15`9" x 10`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>10`8" x 11`8"</b>	<b>Game Room</b>	<b>Basement</b>	<b>36`10" x 26`0"</b>
<b>Media Room</b>	<b>Basement</b>	<b>21`0" x 18`5"</b>	<b>Walk-In Closet</b>	<b>Basement</b>	<b>8`0" x 7`10"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>21`9" x 11`11"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0410490**

Zoning: **RC**

Remarks

Pub Rmks: **Welcome to 92 Hawk's Landing Drive in Priddis Greens, AB—a one of a kind residence nestled in a prestigious community that offers an exceptional blend of luxury and nature. This stunning single-family home spans an impressive 3,737 square feet, with an additional 2,627 square feet in the walk-out basement, providing an expansive 6,364 square feet of elegant living space. With four spacious bedrooms and three full bathrooms, two laundry rooms, office, two patios, and three half-baths, this home is a sanctuary of comfort, style, and tranquility. Set amidst breathtaking natural surroundings, this property offers panoramic views of lush green spaces, forests, and majestic mountains. Upon entering, you'll be welcomed by a spacious, open floor plan that seamlessly combines elegance with functionality. High ceilings and abundant natural light create a warm, inviting atmosphere, making every room feel bright and airy. This home has been meticulously updated, featuring a remodeled kitchen, new hardwood floors on the main level, a renovated master bathroom, a wine cellar, updated fireplace tile work, an upgraded main foyer and pantry, A/C, refreshed stairs and upstairs loft suite, fresh paint, a new hot tub, firepit, and a screened room. Every detail has been thoughtfully considered to ensure the highest level of comfort and convenience, from modern finishes to a well-designed layout. The recently remodeled kitchen is a chef's dream and is equipped with white marble countertops, a large island, a Wolf gas range, a Sub-Zero fridge, two dishwashers, and ample cabinetry. Whether hosting a grand dinner party or enjoying an intimate family meal, this kitchen is sure to impress. Residents and guests alike can enjoy post-dinner cocktails or morning coffee on the large adjacent, West-facing patio, which offers stunning views of the nearby Hawks Landing golf-course and aspen forest. This residence boasts four amply-sized bedrooms, each complete with their own walk-in closet. The oversized master suite serves as a peaceful retreat and features a luxurious en-suite spa-like bathroom, complete with a soaking tub, separate shower, and dual vanities. The expansive master walk-in closet offers plenty of space to keep your wardrobe perfectly organized and easily accessible. In addition to the bedrooms, this home has an upstairs loft that features a full bathroom, providing a private space for guests or family members away from the primary living area. This addition enhances the home's thoughtful layout that is designed to accommodate both intimate family living and larger social gatherings. Located just a short drive from major highways, 92 Hawk's Landing Drive offers easy access to urban amenities while preserving the tranquility and privacy of a countryside retreat. Whether you're an avid golfer, a nature enthusiast, or someone who simply appreciates the finer things in life, this home has something to offer. Don't miss the opportunity to make 92 Hawk's Landing Drive your new address!**

Inclusions: **NONE**  
 Property Listed By: **Grand Realty**

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