



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**132 SUNSET Way, Priddis Greens T0L 1W3**

MLS® #: **A2162965**      Area: **Priddis Greens**      Listing Date: **09/05/24**      List Price: **\$899,900**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Priddis Greens**  
 Year Built: **1990**  
Lot Information  
 Lot Sz Ar: **3,659 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **On Golf Course**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,719**  
 Low Sqft:  
 Ttl Sqft: **1,719**

DOM

**14**  
Layout  
 Beds: **2 (1 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow,Side by Side**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Concrete**      Construction: **Concrete,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer: **Other**      Water Source: **Other**  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Wine Refrigerator**  
 Int Feat: **No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	24`9" x 13`8"	Dining Room	Main	14`5" x 12`3"
Kitchen	Main	20`3" x 10`11"	Office	Main	13`9" x 12`5"
Bedroom - Primary	Main	17`0" x 14`3"	4pc Bathroom	Main	
4pc Ensuite bath	Main		Laundry	Main	17`5" x 8`10"
Game Room	Lower	37`7" x 23`5"	Exercise Room	Lower	18`3" x 13`5"
Bedroom	Lower	16`11" x 12`6"	Storage	Lower	21`10" x 11`7"

**Furnace/Utility Room**

**Lower**

**10`5" x 7`10"**

**3pc Bathroom**  
Legal/Tax/Financial

**Lower**

Condo Fee:  
**\$395**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RC**

Legal Desc: **8911431**

Remarks

Pub Rmks: **Welcome to your dream villa in Priddis Greens, where golf course views and endless amounts of fresh, clean country air come together for the perfect retreat! This spacious, completely and wonderfully renovated and updated 1,719 sq. ft. home features 3 cozy bedrooms (one is currently used as an office) and 3 baths, making it ideal for families or those who love to host friends. With vaulted ceilings and stunning hardwood floors throughout, you'll feel right at home in this beautiful space. Step outside through the patio doors onto your large extended deck, where you can soak in the breathtaking landscape and enjoy the peaceful rural life. The attached garage even has a space for your golf cart! Plus, you're just a quick 10-minute drive from Calgary city limits—perfect for golfers and country enthusiasts alike! Don't miss out on this slice of paradise; schedule your viewing today!**

Inclusions: **Negotiable**  
Property Listed By: **Royal LePage Benchmark**

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

























