



THE
A-TEAM

**RE/MAX
FIRST**

501 HAWK'S NEST Lane, Rural Foothills County T0L 1W3

MLS®#: **A2164006**

Area: **NONE**

Listing Date: **09/10/24**

List Price: **\$1,360,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2014**

Finished Floor Area
Abv Sqft: **3,119**
Low Sqft:
Ttl Sqft: **3,119**

Lot Information

Lot Sz Ar: **30,056 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Landscaped,Many Trees,Private**
Park Feat: **Triple Garage Attached**

DOM

9
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **8**
Garage Sz: **3**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Freezer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Tankless Water Heater**
Int Feat: **Beamed Ceilings,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	14`3" x 16`8"	Living Room	Main	18`0" x 12`10"
Kitchen	Main	24`6" x 14`10"	Office	Main	11`5" x 14`4"
Hall	Main	16`9" x 15`10"	Family Room	Main	19`0" x 17`5"
Bedroom - Primary	Upper	19`10" x 15`9"	Bedroom	Upper	13`7" x 11`0"
Bedroom	Upper	10`11" x 13`4"	Bedroom	Upper	15`5" x 17`5"

Hall	Upper	7`6" x 17`3"	Laundry	Upper	6`8" x 7`4"
Bedroom	Basement	13`10" x 10`1"	Bedroom	Basement	12`5" x 12`10"
Hall	Basement	22`3" x 17`0"	Storage	Basement	20`11" x 13`8"
Exercise Room	Basement	18`5" x 16`7"	Family Room	Basement	24`6" x 13`3"
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **RC**
 Legal Desc: **0811164**

Remarks

Pub Rmks: **This stunning residence, located in the tranquil enclave of Hawk's Nest at Priddis Greens offers over 4,600 sq ft of living space, including 4+2 bedrooms and a fully developed walk-out basement. Priddis Greens Golf Course is just a short distance away, this residence blends the peacefulness of country living with the convenience of urban amenities a short distance away. An expansive main level featuring solid white oak hardwood floors, soaring ceilings, and elegant lighting fixtures. The living room, with its vaulted ceiling and floor-to-ceiling fireplace, flows into the dining room, where beamed ceilings add a touch of warmth and charm. At the heart of the home is a chef's dream kitchen, complete with Carrera marble countertops, custom cabinetry with maple doors, and high-end Thermador and Electrolux stainless steel appliances. A private den/office on the main floor provides a quiet retreat for work or study. The second level is home to four generously sized bedrooms, including a primary suite. His-and-hers walk-through closets lead to the ensuite with dual sinks, a freestanding soaker tub, and a separate shower. On the lower walk-out level, is a versatile media room, exercise room, two additional bedrooms, and a 3-piece bathroom. The home is also equipped with central air conditioning, shiplap ceilings, adding to the overall sense of luxury. Outside, enjoy the sunny spacious south-facing backyard and a large composite deck, covered patio, surrounded by mature trees. Book your showing and see why Priddis is known affectionately as "dark sky country"**

Inclusions: **85" Flatscreen in the livingroom over the fireplace**
 Property Listed By: **eXp Realty**

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











