

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

MLS®#: **A2164006** Area: **NONE** Listing **09/10/24** List Price: \$1,360,000

Status: Active County: Foothills County Change: None Association: Fort McMurray

Date:

Year Built:

Lot Sz Ar:

Lot Shape:

Access: Lot Feat:

Lot Information

Utilities:

General Information

Prop Type: Residential Sub Type: Detached

City/Town: Rural Foothills Finished Floor Area
County Abv Sqft:

2014 Low Sqft: Ttl Sqft: **3,119**

30,056 sqft

30,030 Sq1t

Garage Sz: Back Yard, Corner Lot, Front Yard, Landscaped, Many Trees, Private

3,119

DOM

<u>Layout</u>

6 (42)

3.5 (3 1)

2 Storey

8

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Park Feat: Triple Garage Attached

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air Cedar, Stone, Vinyl Siding, Wood Frame

Sewer: Sewer Flooring:

Ext Feat: Private Yard 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)

Room Info

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** 12`5" x 12`10" Basement Hall **Basement** 22`3" x 17`0" Storage **Basement** 20`11" x 13`8" **Exercise Room Basement** 18`5" x 16`7" 24`6" x 13`3" **Family Room Basement** 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:

Property Listed By: **eXp Realty**

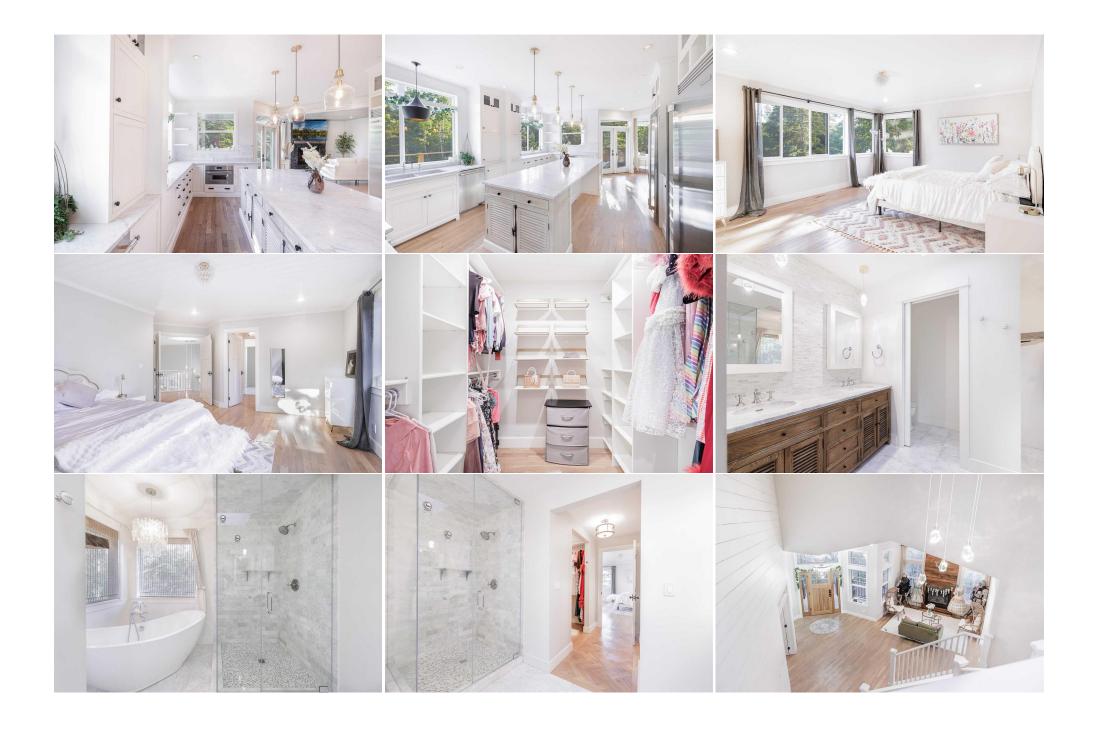
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

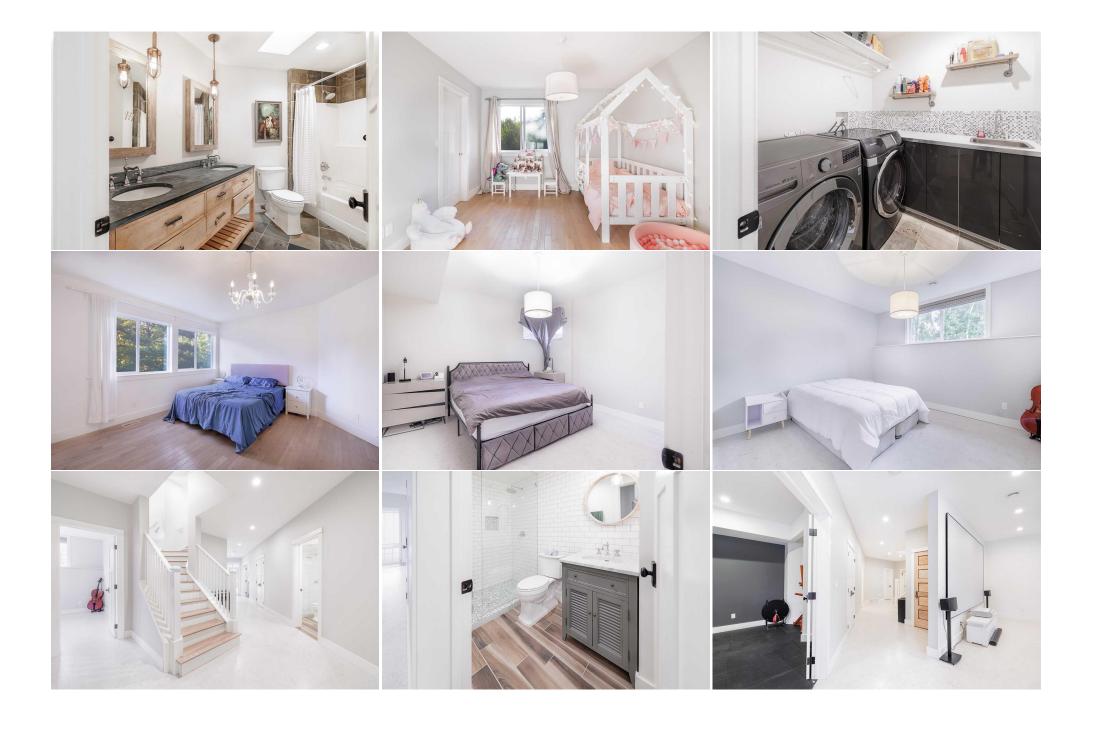


























FLOOR 1



