



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**36 SUNRISE Way, Priddis Greens T0L1W3**

MLS® #: **A2167250**      Area:      Listing **09/26/24**      List Price: **\$878,800**  
 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: **3,918 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,805**  
 Low Sqft:  
 Ttl Sqft: **1,805**

DOM

**22**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow,Side by Side**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Front Yard,Lawn,No Neighbours Behind,Landscaped,Treed**  
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Concrete,Tile**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Balcony,BBQ gas line,Garden**

Construction: **Brick,Stucco**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Garage Control(s),Gas Range,Humidifier,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Warming Drawer,Washer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,Kitchen Island,No Smoking Home,Recessed Lighting,Sump Pump(s),Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`8" x 12`10"	Dining Room	Main	12`4" x 10`1"
Kitchen	Main	11`11" x 11`7"	Nook	Main	10`3" x 9`11"
Den	Main	15`6" x 12`4"	Bedroom - Primary	Main	18`6" x 12`6"
Bedroom	Main	11`3" x 10`8"	Family Room	Lower	15`9" x 15`4"

<b>Game Room</b>	<b>Lower</b>	<b>27`2" x 9`5"</b>	<b>Flex Space</b>	<b>Lower</b>	<b>16`8" x 15`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>15`8" x 12`2"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee: <b>\$600</b>	Title: <b>Fee Simple</b>	Zoning: <b>RC</b>
	Fee Freq: <b>Monthly</b>	

Legal Desc: **8711609**

Remarks

Pub Rmks: **\*\*\*PLEASE VIEW THE DRONE VIDEO\*\*\* Absolutely Stunning Location! Private cul-de-sac with southwest facing yard offering private views of the golf course, incredible gardens and the dramatic Foothills of the Rocky Mountains! Priddis Greens is a highly desirable gem of a golf community offering the Priddis Greens private Golf & Country Club, a 36-hole Championship course with outstanding views and welcoming Clubhouse. The bright open "Augusta" floor plan is the largest built in Priddis Greens and features a total of 2987 sq. ft. of developed space. This exceptional walk-out bungalow features high ceilings, rich hardwood floors and large windows to enjoy the expansive views. Inviting living room with vaulted ceiling, marble surround wood burning fireplace and views of the golf course and foothills. Spacious formal dining room with room for a large table and sideboard. A beautiful, renovated Chef's dream granite kitchen featuring Legacy cabinets and large custom built-in china cabinet. Cooks will love the five-burner gas range with convection oven, French door fridge and built-in microwave and dishwasher. The large island offers lots of addition counter and storage space. Sunny bay nook with French door opens to the southwest newer and expanded deck featuring two gas outlets and offering expansive views! Double door entry into the spacious private primary bedroom retreat with bay sitting area and French door to the deck. Large walk-in closet and renovated four-piece ensuite bathroom with oversize porcelain tile shower. Large, bayed Den makes the perfect retreat or home office. Second bedroom with adjacent four-piece bathroom. Convenient main floor laundry/mud room with front loading washer and dryer, laundry sink and cabinets. Large welcoming Family Room with brick fireplace and double French doors that open to the lower patio and gardens. Large flex/hobby area and enjoy the games area and then relax in your indoor hot tub area. Large third bedroom makes the perfect guest room with access to the adjacent four-piece bathroom. Two newer furnaces & two Bosch tankless hot water heaters. Poly B replaced with PEX. Concrete tile roof. Oversize front attached double garage with golf cart parking. A phenomenal property and a great place to call home!**

Inclusions:  
Property Listed By: **NONE**  
**RE/MAX First**

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











