



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**509 HAWK'S NEST Lane, Priddis Greens T0L 1W0**

MLS®#: **A2169839**      Area: **Hawks Landing**      Listing Date: **10/02/24**      List Price: **\$1,250,000**  
 Status: **Active**      County: **Foothills County**      Change: **-\$50k, 21-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Priddis Greens**      Finished Floor Area  
 Year Built: **2012**      Abv Sqft: **3,268**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **24,393 sqft**      Ttl Sqft: **3,268**  
 Lot Shape:

DOM

**112**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **7**  
 Garage Sz: **3**

Access:

Lot Feat: **Cul-De-Sac, No Neighbours Behind, Treed**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **None**  
 Int Feat: **Built-in Features, Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`6" x 5`0"</b>	<b>Den</b>	<b>Main</b>	<b>12`8" x 10`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>16`4" x 10`6"</b>	<b>Family Room</b>	<b>Main</b>	<b>24`1" x 10`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`0" x 14`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>18`4" x 17`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 11`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>9`7" x 11`0"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>6`0" x 11`1"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>17`10" x 16`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`1" x 12`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`1" x 12`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`8" x 17`3"</b>	<b>Laundry</b>	<b>Second</b>	<b>8`10" x 6`1"</b>

**Bedroom - Primary**  
**3pc Bathroom**  
**Bonus Room**

**Second**  
**Lower**  
**Lower**

**14`2" x 16`6"**  
**13`3" x 10`3"**  
**11`6" x 8`4"**

**Walk-In Closet**  
**Bedroom**  
**Game Room**

**Second**  
**Lower**  
**Lower**

**9`0" x 12`8"**  
**13`4" x 10`5"**  
**37`8" x 16`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RC**

**0811164**

Remarks

Pub Rmks:

**Discover the country community lifestyle you've been searching for with this stunning two-story home, tucked away in the serene Hawks Landing area of Priddis Greens. Located on a quiet cul-de-sac, this home features a bright, south-facing backyard and deck, perfect for soaking up sunshine year-round. Enjoy easy access to the Priddis Greens Golf Course, Bragg Creek, and Kananaskis Country for outdoor adventures, with South Calgary just a 15-minute drive away. With over 4,500 sq ft of living space, this home offers plenty of room with a triple attached garage, 4+1 bedrooms, 3.5 bathrooms, and a fully developed walk-out basement. The spacious main floor is designed for comfort and entertaining, with large living areas, a walk-through butler pantry, and a chef's kitchen equipped with granite countertops and custom cabinetry. Elegant touches like hardwood floors, high ceilings, and stylish lighting fixtures enhance the warm, welcoming atmosphere. A private den/office on the main floor provides a quiet space for work or study. Upstairs, the primary suite is a retreat in itself, featuring a cozy gas fireplace, a luxurious ensuite with dual sinks, a freestanding soaker tub, a walk-through shower, and a large walk-in closet. Two additional bedrooms on this level are generously sized and full of natural light. The fully finished walk-out basement offers a versatile media/recreation room, an additional bedroom, and a full bathroom, perfect for guests or extended family. Outside, the spacious, south-facing backyard is surrounded by mature trees, while two large decks provide ample outdoor living space. A charming front porch adds to the appeal of this peaceful country residence, where you can enjoy the quiet of rural life while remaining close to city conveniences. This home offers the perfect blend of tranquility and accessibility—a great opportunity for your family!**

Inclusions:  
Property Listed By:

**There are some appliances in the home that are included as is where is, but please do not write them in to the purchase contract.**  
**Century 21 Bamber Realty LTD.**

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























