



THE
A-TEAM

**RE/MAX
FIRST**

107 SUNRISE Way, Priddis Greens TOL 1W3

MLS®#: **A2174051** Area: **Priddis Greens** Listing Date: **10/23/24** List Price: **\$1,359,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Priddis Greens**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **46,173 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,509**
 Low Sqft:
 Ttl Sqft: **3,509**

DOM

91
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **11**
 Garage Sz: **5**

Access:
 Lot Feat: **Cul-De-Sac, Lawn, Landscaped, Many Trees, Underground Sprinklers, On Golf Course, Private, Treed**
 Park Feat: **Quad or More Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **In Floor, Fireplace(s), Forced Air**
 Sewer:
 Ext Feat: **Fire Pit, Private Yard**

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

Kitchen Appl: **Bar Fridge, Dishwasher, Double Oven, Dryer, Freezer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Trash Compactor, Warming Drawer, Washer, Window Coverings**
 Int Feat: **Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Eat in Kitchen	Main	25`2" x 15`6"	Dining Room	Main	15`2" x 13`11"
Living Room	Main	18`5" x 17`11"	Family Room	Main	14`2" x 8`11"
Den	Main	15`2" x 11`11"	Bedroom - Primary	Main	24`11" x 13`5"
Bedroom	Second	17`4" x 14`2"	Bedroom	Second	17`4" x 14`2"
Family Room	Lower	18`4" x 14`2"	Game Room	Lower	17`11" x 14`2"

Media Room	Lower	18`3" x 16`9"	Hobby Room	Lower	17`11" x 15`8"
Storage	Lower	9`6" x 7`11"	Furnace/Utility Room	Lower	27`8" x 23`10"
Wine Cellar	Lower	8`8" x 5`5"	5pc Ensuite bath	Main	14`8" x 10`8"
4pc Bathroom	Second	13`5" x 7`11"	2pc Bathroom	Main	9`2" x 8`1"
2pc Bathroom	Lower	8`6" x 8`2"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple RC
Legal Desc: **8611219**

Remarks

Pub Rmks: **Welcome to this impeccably kept, custom built executive home located in the idyllic, community of Priddis Greens & situated on a wonderfully landscaped 1.06 acre treed lot backing on the prestigious Priddis Greens golf course. This home is fully developed with the convenient, primary bedroom being on the main floor. This spacious bedroom has a sitting area & a garden door accessing a west facing, private deck. The luxurious, updated in 2018, 5 piece ensuite bath(travertine tile) contains a soaker, jet tub & separate shower & water closet. The generous walk-in closet has built-in shelving & drawers. Entering this beautiful home you are invited into a gracious central foyer with cherry hardwood floors & an exceptional view through to the grand, formal living room with its view of the tranquil outdoor setting. which can be accessed by a garden door to deck. The LR has a gas fireplace & plenty of room to entertain inside to out. To one side of the foyer is the formal dining room with French door & on the opposite side is the impressive office/library having wall to wall shelving (built-in speakers & file cabinets). Off the dining room is a huge chef's kitchen flooded with natural light & boasting cherry hardwood floors, sub zero fridge, 2 built-in ovens, warming oven, Thermador gas cooktop, trash compactor, walk-in pantry, center island & separate baking counter with sink, granite & quartz countertops, under cabinet lighting & convenient built-in desk. The breakfast nook opens to a wonderful deck perfect for your morning coffee watching the birds & the deer. Adjacent to the kitchen is a cozy sitting area with built-in cabinets. Down the hall from the kitchen is access to the garage & hall closet. As well this hall leads to the back patio, 2 piece powder room & separate laundry room with sink & cabinetry. The upper floor consists of 2 large bedrooms with walk-in closets & 4 piece bath with tile floors. The lower level has in floor heating & provides a perfect space for family enjoyment or entertaining guests providing a comfortable seating area with gas fireplace, pool table/games room(pool table & equipment included) & wet bar with fridge & cabinetry-as well, an impressive media/theater room(projector & screen included). There is a 2 piece powder room, hobby/sewing room with built-in counters & cabinets, cedar closet, wine room plus huge utility room including storage, with a convenient access to the "Dream 5 car garage" with workshop area which features sink, laundry area & in-floor heat! The outdoor space is as phenomenal as the indoors & is a place to enjoy throughout the seasons with the 6 person hot tub, gas firepit & relaxing areas galore. There are gas hookups for BBque on the back patio as well as kitchen deck. There is a an underground sprinkler system supplied with nonpotable water by the Priddis Greens Co-op. Irrigation is present at back patio for hanging planters. The Co-op provides mowing of ditches & clearing of snow from main roads & garbage pickup.
Inclusions: Hot Tub with equipment, Pool Table with equipment, Fire Pit, Water Fountain on patio, 2 sets of washers & dryers
Property Listed By: **Royal LePage Benchmark****

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











