



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**120 SUNSET Way, Rural Foothills County TOL 1W3**

MLS® #: **A2198544**

Area:

Listing **03/09/25**

List Price: **\$1,200,000**

Status: **Active**

County: **Foothills County**

Date:

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Rural Foothills**

Abv Sqft:

**1,710**

Year Built:

**County**

Low Sqft:

**1990**

Ttl Sqft:

**1,710**

Lot Information

Lot Sz Ar:

**3,659 sqft**

Lot Shape:

DOM

**1**

Layout

Beds:

**3 (1 2 )**

Baths:

**2.5 (2 1)**

Style:

**Attached-Side by  
Side,Bungalow**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Close to Clubhouse,On Golf Course**

**Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**

Heating: **Forced Air,Natural Gas**

Sewer: **Holding Tank**

Ext Feat: **Balcony**

Construction:

**Brick**

Flooring:

**Carpet,Hardwood**

Water Source:

**Public**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings**

Int Feat:

**Beamed Ceilings,Crown Molding,Granite Counters,Kitchen Island,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Breakfast Nook</b>	<b>Main</b>	<b>9`8" x 9`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`9" x 14`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`0" x 17`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`11" x 14`3"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>17`11" x 14`3"</b>
<b>Hobby Room</b>	<b>Lower</b>	<b>18`3" x 17`10"</b>

Room	Level	Dimensions
<b>Den</b>	<b>Main</b>	<b>12`4" x 13`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 10`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>23`2" x 13`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>16`8" x 13`1"</b>
<b>Game Room</b>	<b>Lower</b>	<b>22`2" x 21`10"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>18`2" x 7`5"</b>

**Furnace/Utility Room**  
**2pc Bathroom**

**Lower**  
**Main**

**10`9" x 4`6"**

**4pc Ensuite bath**  
**3pc Bathroom**  
Legal/Tax/Financial

**Main**  
**Lower**

Condo Fee:  
**\$468**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RC**

Legal Desc: **9010650**

Remarks

Pub Rmks: **Welcome to your dream villa backing onto a private golf course, where luxury and leisure come together in perfect harmony! Spanning an impressive 3,200 square feet, this stunning 3-bedroom home boasts exquisite features such as a stained glass door, coffered ceilings, and rich woodwork that exudes elegance at every turn. The beautifully and completely renovated interior shines with granite countertops and a spacious kitchen island, perfect for entertaining friends after a day on the greens. The wood panelled main floor den is an oasis for relaxation but, would also be a beautifully appointed office. Primary bedroom with a view as well as an elegant wood panelled ensuite bath. Another full bath accented with wood panelling and crown molding awaits you on the fully developed, walk out lower level. Large family room/theatre with a second gas fireplace. Another large guest bedroom, more office space, a workshop and a large "hobby room" that could easily be used as a summer kitchen. This is truly a home that has to be seen to be believed. It's an ideal retreat for golfers and professionals alike who appreciate the tranquility of country living without sacrificing convenience. Don't miss your chance to live life luxuriously in this exceptional home. Priddis Greens Drive is only 10 minutes from the edge of Calgary.**

Inclusions: **None**  
Property Listed By: **Royal LePage Benchmark**

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













