

# \$1,200,000 - 111 Sunrise Way, Priddis Greens

MLS® #A2234747

**\$1,200,000**

3 Bedroom, 3.00 Bathroom, 1,702 sqft

Residential on 1.01 Acres

Priddis Greens, Priddis Greens, Alberta

Discover the perfect blend of country living and urban convenience with this stunning private acreage in Priddis Greens, just 25 minutes from Calgary. Spanning over 3,200 square feet, this exquisite home features 3 bedrooms and 3 bathrooms, all set on a beautifully treed lot at the end of a private driveway. Enjoy sweeping valley views from your large deck and patio spaces, while the vaulted ceilings and hardwood floors create an inviting ambiance throughout. With a developed walkout lower level complete with two cozy fireplaces and a warm sauna, this home is designed for both relaxation and entertainment. Plus, with the prestigious Priddis Greens Golf Course just five minutes away, youâ€™ll have easy access to leisure activities while enjoying the tranquility of your own oasis. Embrace fresh air and peaceful livingâ€”this is more than just a home; it's your new lifestyle waiting to be embraced!

Built in 1989

## Essential Information

MLS® #	A2234747
Price	\$1,200,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,702



Acres	1.01
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	111 Sunrise Way
Subdivision	Priddis Greens
City	Priddis Greens
County	Foothills County
Province	Alberta
Postal Code	T0L 1W3

### Amenities

Amenities	None
Utilities	Fiber Optics Available, Garbage Collection
Parking Spaces	10
Parking	Front Drive, Triple Garage Attached, Driveway
# of Garages	3

### Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Double Oven, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Recreation Room, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees, No Neighbours Behind, On Golf Course
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	17
Zoning	RC
HOA Fees	88
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Royal LePage Benchmark
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