

## 38 Sunrise Way Priddis Greens, Alberta

**MLS # A2248122**


# \$1,679,900

<b>Division:</b>	Priddis Greens		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,698 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage, Oversized		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Yard, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bidet, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Pool Table & Accessories		

Welcome to 38 Sunrise Way – A Masterpiece of Luxury, Privacy, and Design, nestled on one of the most private and picturesque lots in the prestigious Priddis Greens golf community. This exceptional residence offers sweeping views of the mountains, valley, and fairways. This home showcases impeccable craftsmanship and thoughtful design, beginning with a dramatic curved staircase and a custom walnut bench that set the tone for the refined interiors, and a stunning, private den with brand new bay windows, nestled into the greenery. The open-concept main living area is anchored by expansive windows that frame the breathtaking natural surroundings. The chef-inspired kitchen features leathered marble granite countertops, an oversized island with storage, a premium KitchenAid refrigerator with theatre lighting and ice/water dispenser, a Blanco granite sink, a gas range with a sleek hood fan, and a striking green penny tile backsplash, accompanied by a custom seating area looking out into the view. The primary suite is a retreat, with heated floors, dual rain showers with multiple jets, metallic penny tile backsplashes, double vanities, an extended makeup station, and a custom walk-in closet outfitted with high-end organizers. Head down the hall where you’ll find an impressive laundry and mudroom with a raised washer and dryer, sink, and custom cabinetry, and a two piece bathroom with metallic penny tile and leathered marble granite. Head downstairs to the lower level, offering a versatile entertainment space with a wet bar, pool table, ample storage, and flexible areas for hobbies or guest accommodations. A newly added fireplace with upgraded ducting enhances comfort and ambiance. A newly installed sliding patio door with structural beam support leads to a spacious, private deck, ideal for entertaining, featuring sidewalk coating and 220V wiring for

future enhancements. The outdoor space offers a stunning opportunity for soaking in the surroundings, looking out across a panoramic view spanning the south, east, and west. Extensive upgrades include LUX triple-pane windows with aluminum cladding, new engineered hardwood upstairs and luxury vinyl plank downstairs, enhanced lighting with pot lights and USB outlets, ethernet Cat 6 wiring and soundproofing on shared walls, two new furnaces and central A/C, heated, oversized garage with a new door, opener, and space for two vehicles plus a golf cart, smart thermostats and CO2 detectors, new washer and dryer and plumbing fixtures, added roof insulation and weeping tile, new aluminum siding on the garage and front window, and a fully repainted trim package. All bathrooms are appointed with high-efficiency toilets, Blanco sink floating vanities, and designer fixtures. This property is part of a well-managed condo board with a strong reserve fund, offering peace of mind and long-term value. From its elevated design and premium finishes to its unparalleled location, 38 Sunrise Way represents the pinnacle of luxury living.