

# \$1,075,000 - 17 Sunrise Way, Priddis Greens

MLS® #A2229148

**\$1,075,000**

4 Bedroom, 3.00 Bathroom, 1,819 sqft  
Residential on 0.09 Acres

Priddis Greens, Priddis Greens, Alberta

OPEN HOUSE SATURDAY JUNE 21  
(12:00-2:00pm). Chance of a lifetime! 17  
Sunrise Way in the stunning golf course  
community of Priddis Greens. This is the  
largest and most sought-after layout—the  
“Augusta” model—offering over 1,800  
sq ft above grade with a finished walkout lower  
level, 4 bedrooms, and 3 full bathrooms.

Backing directly onto Hole 4 of the Hawk  
course, this home offers breathtaking views of  
the mountains and three fairways, providing  
year-round beauty, privacy, and tranquility.

A major renovation in 2010 updated the  
kitchen, transformed the primary ensuite with a  
steam shower, and refreshed the walkout  
level. In 2023, a new gas furnace and heat  
pump were installed, bringing modern  
efficiency with both heating and air  
conditioning.

Step onto the expanded 14-foot deck, rebuilt in  
2020, featuring two natural gas outlets, a  
firepit, and an overhead infrared  
heater—perfect for enjoying cool evenings  
with a view. A staircase leads directly from the  
deck to the backyard for added convenience.

The heated double garage is fully finished with  
epoxy floors, professionally installed cabinetry,  
and a dedicated space for a golf cart.

This home also includes thoughtful touches



throughout, such as an automatic irrigation system, Gemstone exterior lighting, a charming 60-foot spruce tree in the front yard adorned with 6,000 LED lights, a wood-burning fireplace on the main floor, and a gas fireplace with in-floor heating on the walkout levelâ€”adding both comfort and character to this exceptional property.

This is a rare opportunity to own one of the most desirable homes in Priddis Greens. Reach out today for early access before it hits the market. Full PolyB Replacement - 2020, New Dishwasher - 2025.

Built in 1988

**Essential Information**

MLS® #	A2229148
Price	\$1,075,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,819
Acres	0.09
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	17 Sunrise Way
Subdivision	Priddis Greens
City	Priddis Greens
County	Foothills County
Province	Alberta
Postal Code	T0L1W3

**Amenities**

Amenities	Clubhouse, Park, Snow Removal, Golf Course
Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Double Oven, Gas Cooktop, Microwave, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, On Golf Course, Private, Street Lighting
Roof	Clay Tile
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	1
Zoning	RC

## Listing Details

Listing Office	eXp Realty
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