

# \$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, Golf Course, Park, Snow Removal |
| 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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