

# **\$949,900 - 134 Sunset Way, Priddis Greens**

MLS® #A2230227

**\$949,900**

3 Bedroom, 3.00 Bathroom, 1,809 sqft  
Residential on 0.09 Acres

N/A, Priddis Greens, Alberta

Come have a look at this Augusta villa at 134 Sunset Way, the largest (over 1800 square feet on the ground floor) and most sought after model, complete with developed basement and ground level walk-out. . The luxury begins right at the front door with a new up-scale glass front door by LUX and a Phantom Screen Door. Imagine having your morning coffee on the upper deck while deer graze in the expansive back yard below. . This same view can be enjoyed from your deck, your breakfast nook, and your bright, sunny living room. Your new home offers quick and easy direct access to the groomed cross-country ski trails as well as the golf course path on the private course all year long. (Inexpensive social membership required). Â Experience 3500 square feet of elegant living area with the main level offering gleaming hardwood and a spacious kitchen with granite countertops, new LED lighting, updated backsplash and top quality appliances including gas cook top and Miele steam oven. This level also boasts the primary bedroom with walk-in closet and renovated ensuite which offers in-floor heating, a jetted tub, granite countertops with dual sinks and a walk-in glass shower. The secondary bathrooms have new, easy maintenance quartz countertops and faucets plus new LED lighting. Your second bedroom/office, a den and a newly renovated laundry room with a brand new, top quality large LG washer/dryer tower unit and custom Denca cabinetry round out the main level. The



designer electric fireplace with heater is perfect for cool Alberta foothills evenings. Â This home offers you the opportunity for defined and separate spaces that you can customize for your own specific needs for various activities. The double glass doors to the den create a quiet space for reading, watching a movie or personal reflection. The separate kitchen allows you to focus on that new recipe, or relax as you prepare your latest dinner idea. Â Take the spiral staircase down from the deck to the walkout lower level where you find a large rec room with a beautiful brick faced, wood burning fireplace. Youâ€™ll also find a third bedroom with a walk-in closet as well as a large partially finished space just waiting for your own specific use, whether storage, office, music room or a combinations of these; no need to use the garage for storage rather than parking your vehicles. Speaking of vehicles, the large 2 car garage has a convenient bump-out especially for your golf cart (or motorcycles or bicycles). In addition, the garage also features a built in storage cupboard and workbench. Easy walk to the magnificent Priddis Greens Golf Course clubhouse.

Built in 1992

### **Essential Information**

MLS® #	A2230227
Price	\$949,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,809
Acres	0.09
Year Built	1992
Type	Residential
Sub-Type	Semi Detached

Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	134 Sunset Way
Subdivision	N/A
City	Priddis Greens
County	Foothills County
Province	Alberta
Postal Code	T0L 1W3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Brick Facing, Electric, Gas, Gas Starter, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	On Golf Course
Roof	Clay Tile
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 11th, 2025
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Days on Market	28
Zoning	RC
HOA Fees	1
HOA Fees Freq.	MON

**Listing Details**

Listing Office            Royal LePage Benchmark

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