

501 Hawk's Nest Lane  
Rural Foothills County, Alberta

MLS # A2164006



## \$1,360,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,119 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.69 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Many Trees, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	29-22-3-W5
<b>Exterior:</b>	Cedar, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** 85" Flatscreen in the livingroom over the fireplace

This stunning residence, located in the tranquil enclave of Hawk's Nest at Priddis Greens offers over 4,600 sq ft of living space, including 4+2 bedrooms and a fully developed walk-out basement. Priddis Greens Golf Course is just a short distance away, this residence blends the peacefulness of country living with the convenience of urban amenities a short distance away. An expansive main level featuring solid white oak hardwood floors, soaring ceilings, and elegant lighting fixtures. The living room, with its vaulted ceiling and floor-to-ceiling fireplace, flows into the dining room, where beamed ceilings add a touch of warmth and charm. At the heart of the home is a chef's dream kitchen, complete with Carrera marble countertops, custom cabinetry with maple doors, and high-end Thermador and Electrolux stainless steel appliances. A private den/office on the main floor provides a quiet retreat for work or study. The second level is home to four generously sized bedrooms, including a primary suite. His-and-hers walk-through closets lead to the ensuite with dual sinks, a freestanding soaker tub, and a separate shower. On the lower walk-out level, is a versatile media room, exercise room, two additional bedrooms, and a 3-piece bathroom. The home is also equipped with central air conditioning, shiplap ceilings, adding to the overall sense of luxury. Outside, enjoy the sunny spacious south-facing backyard and a large composite deck, covered patio, surrounded by mature trees. Book your showing and see why Priddis is known affectionately as "dark sky country".