

## 212 Hawks Landing Rise Priddis Greens, Alberta

MLS # A2155065



# \$6,200,000

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Hawks Landing                                   |               |                  |
| <b>Type:</b>     | Residential/House                               |               |                  |
| <b>Style:</b>    | 3 Storey, Acreage with Residence                |               |                  |
| <b>Size:</b>     | 10,722 sq.ft.                                   | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 6 full / 1 half  |
| <b>Garage:</b>   | Heated Garage, Insulated, Quad or More Attached |               |                  |
| <b>Lot Size:</b> | 1.23 Acres                                      |               |                  |
| <b>Lot Feat:</b> | Irregular Lot, Treed                            |               |                  |

**Heating:** High Efficiency, In Floor, Forced Air, Natural Gas

**Water:** Public

**Floors:** Ceramic Tile, Hardwood

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 29-22-3-W5

**Exterior:** Cedar, Stone, Wood Frame

**Zoning:** RC1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Elevator, High Ceilings

**Inclusions:** N/A

Proudly presenting this grand, three storey home featuring over 10,000 square feet of living space. The overall design and exterior details inspired by early twentieth century classic craftsman style. The property is located on a quiet cul-de-sac in the community of Hawk's Landing on the Priddis Greens Golf Course. Hawk's Landing is within 20 minutes of Bragg Creek, Kananaskis and 10 minutes to the city of Calgary. This home has been thoughtfully planned with wide hallways and door openings. The 1500 pound capacity elevator has push button operated sliding doors and stops on each of the four floors giving every family member access to all levels. The property is one of the largest in the area at 1.23 acres. The lot provides complete privacy to the rear and the East, backing on to a treed ridge with a small creek at the bottom. This home must be seen to be truly appreciated.