

212 Hawks Landing Rise
Priddis Greens, Alberta

MLS # A1061742



\$6,300,000

Division:	Hawks Landing		
Type:	Residential/House		
Style:	Acreage with Residence, 3 Storey		
Size:	10,722 sq.ft.	Age:	2017 (4 yrs old)
Beds:	6	Baths:	6 full / 1 half
Garage:	Insulated, Heated Garage, Quad or More Attached		
Lot Size:	1.23 Acres		
Lot Feat:	Irregular Lot, Treed		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Hardwood	Sewer:	Sewer, Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 55
Basement:	Finished, Walk-Out	LLD:	29-22-3-W5
Exterior:	Cedar, Stone, Wood Frame	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Connected, Heating Paid
Features:	High Ceilings		

Inclusions: -

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 project is currently underway, so a buyer will have the opportunity to finish the interior to their specific taste. 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 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. Seller will consider farmland in western Canada or shares in IPL or Whitecap resources in trade. The size has been determined by applying the RMS principles to the blueprints.