

212 Hawks Landing Rise  
Priddis Greens, Alberta

MLS # A1254320



**\$6,300,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Hawks Landing                                   |               |                  |
| <b>Type:</b>     | Residential/House                               |               |                  |
| <b>Style:</b>    | Acreage with Residence, 3 Storey                |               |                  |
| <b>Size:</b>     | 10,722 sq.ft.                                   | <b>Age:</b>   | 2021 (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                            |               |                  |

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

**Inclusions:** fridges, stoves, wall oven, dishwashers, washer dryer

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.