

ADDITIONAL FEATURES & UPGRADE INFORMATION

101 SUNRISE WAY, PRIDDIS GREENS

exterior

- EXTERIOR UPGRADE 2019: STUCCO ON FRONT OF HOME REPLACED WITH JAMES HARDIE FIBER CEMENT SIDING
- NEW TRIPLE AND DOUBLE PANE WINDOWS INSTALLED ON ALL THE WINDOWS ON THE FRONT OF THE HOME AND IN KITCHEN
- VERY PRIVATE HOME – SURROUNDED BY TREES, NO NEIGHBORS ON THE NORTH SIDE
 - NEW ROOF

interior, main

- KITCHEN WAS UPGRADE IN 2018
(12' ISLAND, 5 BURNER WOLF GAS RANGE, KITCHENAID RETRACTABLE RANGE HOOD, LG FRIDGE WITH ICE AND WATER, BOSCH DISHWASHER, KITCHENAID CONVECTION OVEN/MICROWAVE COMBO, GRANITE COUNTERTOPS, LARGE BUILT IN PANTRY WITH SLIDE OUTS)
- OAK HARDWOOD FLOORS IN MAJORITY OF MAIN FLOOR
 - 9' AND 10' CEILINGS ON THE MAIN FLOOR
 - SOUND SYSTEM INSTALLED ON BOTH LEVELS
 - CENTRAL VAC

interior, lower

- 9' CEILINGS
- GAMES ROOM WITH 5' X 10' BILLIARDS TABLE (INCLUDED IN THE SALE)

- SPORTS STORAGE AREA FOR SKIS AND GOLF CLUBS, ACCESSIBLE DIRECTLY FROM THE GARAGE
 - 2 BEDROOMS AND 1 BATHROOM
 - FAMILY ROOM

outdoor living

- LARGE STONE PATIO
- NATURAL STONE RETAINING WALL
- BEAUTIFUL ALBERTA SANDSTONE OUTDOOR WOOD BURNING FIREPLACE
 - VIEW TO THE GOLF COURSE
- LARGE WRAP AROUND DECK - FACING SOUTH AND WEST
 - DURATEK AND FRAMED GLASS RAILING ON DECK
 - 17' LONG RETRACTABLE AWNING OVER DECK
- GATED, COVERED DOG RUN OFF THE LOWER LEVEL

additional

- NEW FIBRE-OPTIC HIGH-SPEED INTERNET RECENTLY INSTALLED IN PRIDDIS GREENS
- MOUNTAIN VIEWS FROM THE LIVING ROOM

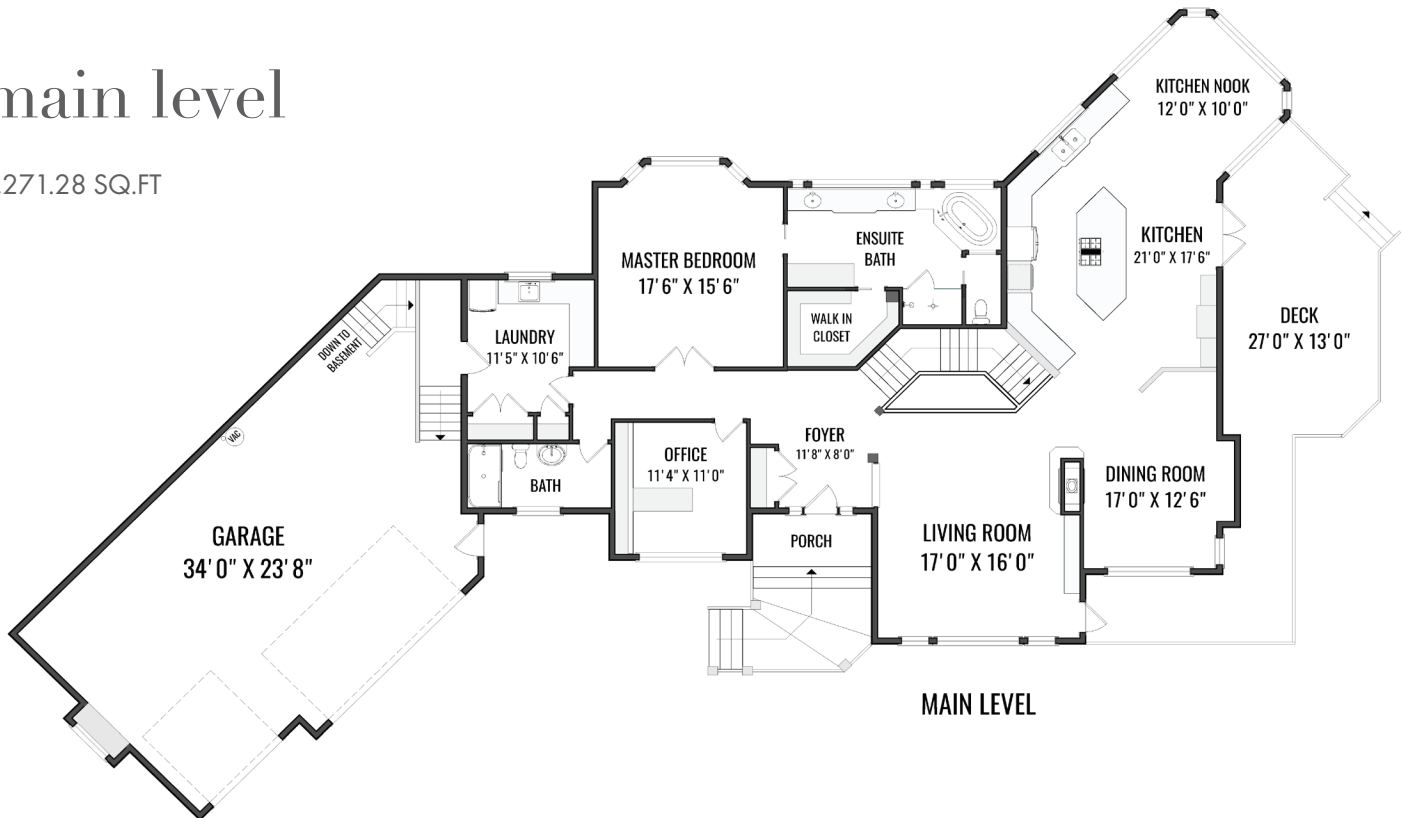
Charles

FLOOR PLANS

101 SUNRISE WAY, PRIDDIS GREENS

main level

2,271.28 SQ.FT



lower level

2,265.31 SQ.FT.

