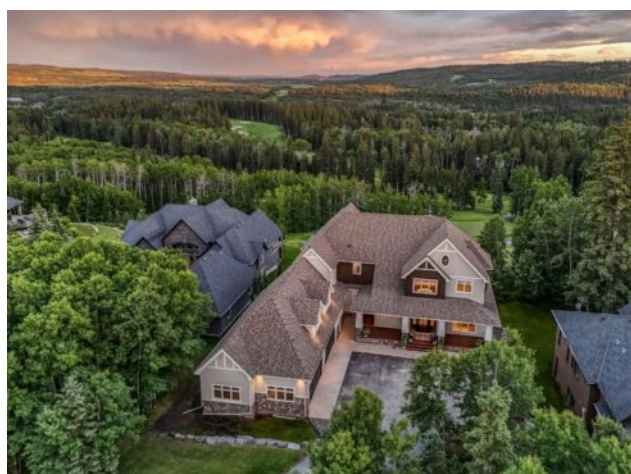


116 Hawks Landing Drive  
Rural Foothills County, Alberta

MLS # A2271144



## \$2,999,999

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	5,153 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Enclosed, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Landscaped		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Water:** Co-operative

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

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

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** RC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Words can't quite capture the warmth, elegance, and undeniable presence of this extraordinary estate in the coveted community of Hawks Landing. Perfectly positioned along the 14th tee box of the prestigious Priddis Greens Golf Course, this home is wrapped in mature trees, peaceful pathways, and nature's quiet calm—offering over 7,730 sq ft of luxurious, comfortable living that feels like a true sanctuary. Recently transformed through an extensive \$1.5M+ renovation, every square inch of this 5-bedroom, 4.5-bath residence has been thoughtfully reimagined with timeless design, elevated craftsmanship, and an unmistakable sense of home. The moment you step through the doors, the double-height foyer envelopes you in warmth—paneled feature walls, a sculptural chandelier, and rich textures create an inviting welcome that sets the tone for the entire home. Over \$150,000 in audio visual system through out this home and set to entertain. Custom cabinetry, designer fixtures, handcrafted millwork, and curated lighting flow seamlessly from room to room. The grand sitting room—anchored by a striking fireplace—is both breathtaking and intimate, offering a beautiful space to gather, unwind, or simply take in views of the manicured fairways beyond. French doors open to an expansive deck where quiet mornings and golden sunsets become part of your daily rhythm. At the heart of the home, a chef-inspired kitchen brings together luxury and livability with a Viking 6-burner gas range, double ovens, premium appliances, and custom cabinetry. A cozy family room, casual dining nook, and built-in study space make this area perfect for everyday living, while the formal dining room, butler's pantry, and temperature-controlled wine cellar elevate every dinner and celebration. A private office with coffered ceilings

offers a refined and inspiring space to work from home. Upstairs, the primary suite feels like a boutique hotel retreat&mdash;complete with a private balcony, spa-worthy 6-piece ensuite, steam shower, deep soaker tub, dual vanities, makeup station, and two walk-in closets. Two additional bedrooms, a stylish bonus room, and beautifully appointed bathrooms complete this welcoming upper level. The walkout lower level extends the home&rsquo;s comfort and versatility with a sprawling rec space, custom wet bar, home gym, two spacious bedrooms with walk-in closets, and a chic full bath. Step outside and enjoy direct access to the golf course, scenic walking paths, and the natural beauty that defines Hawks Landing. Every system has been updated for peace of mind and modern efficiency&mdash;two new A/C units, refreshed furnaces, a new boiler system, freshly poured driveway, and roof ridge cap replacements scheduled for July. From premium appliances to custom electrical upgrades, every detail has been carefully considered. Award winning designer renovation done by Avid Interior Design and where life&rsquo;s most meaningful moments unfold beautifully.