

# \$1,150,000 - 42 Sunset Way, Rural Foothills County

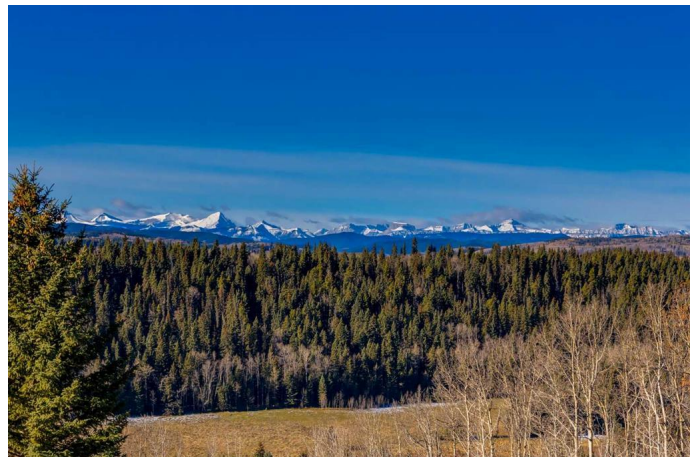
MLS® #A2265917

**\$1,150,000**

3 Bedroom, 3.00 Bathroom, 1,802 sqft  
Residential on 0.09 Acres

NONE, Rural Foothills County, Alberta

Weâ€™re very excited to be presenting our newest listing, surrounded by the beauty of the foothills, and set against the backdrop of the Rockies with an amazing panoramic mountain view that will leave you in awe. Just down the street from the world-renowned Priddis Greens Golf & Country Club, this villa bungalow has been extensively renovated, making it a one-of-a kind model. Originally an “Augusta” the main floor was completely re-designed. Making room for a huge kitchen, with a very appealing butler pantry. Itâ€™s a dream for hosting those special occasions, thanks to the open-concept floorplan, which is highlighted by vaulted ceilings, a fireplace and enough room for a proper dining room. Thereâ€™s also a fabulous main floor office at the front of the home, to help keep you on task. The deck has a covered awning and stairs to the lower-level patio, which is nice, as you wonâ€™t have to go through the house to get outside. Youâ€™ll love the view from the basement level as well, and thanks to the walkout and west backing lot, it wonâ€™t feel like a basement at all. The primary bedroom was moved down here, and has a big walk-in closet and gorgeous 5-pc ensuite, featuring a travertine tile shower and other updates. Another full bathroom, bedroom and amazing sauna are also here for added convenience. The brick fireplace adds a rustic mountain feel, the wet bar and exterior vented wine room really complete the space. The furnace and



humidifier are new in 2025, and the basement is heated with in-slab, radiant heat. The boiler is regularly serviced and is in great shape. The home is also outfitted with central A/C, so the mechanical aspects of the home are all ready to go for years to come. The oversized, heated, double garage has a lot of space for 2 vehicles. There's a Reznor furnace, epoxy coated floor and there's even a golf cart bump out so you can get back and forth to golf course and driving range. Inside and out, this home has been immaculately cared for and is move in ready with nothing needed for many years to come, we'd invite you take the short drive west of Calgary to come see this fantastic opportunity to have that little piece of paradise you've always wanted!

Built in 1989

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2265917                         |
| Price          | \$1,150,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,802                            |
| Acres          | 0.09                             |
| Year Built     | 1989                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 42 Sunset Way          |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |

Postal Code T0L 1W3

## Amenities

Amenities Other  
Parking Spaces 5  
Parking Double Garage Attached, Driveway, Garage Faces Front, Oversized  
# of Garages 2

## Interior

Interior Features Bar, Bookcases, Closet Organizers, Double Vanity, Natural Woodwork, Open Floorplan, Pantry, Sauna, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating In Floor, Forced Air, Boiler  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Basement, Brick Facing, Gas, Living Room, Mantle, Wood Burning  
Has Basement Yes  
Basement Full

## Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Front Yard, Garden, Landscaped, Lawn  
Roof Shake  
Construction Brick, Stucco, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed October 23rd, 2025  
Days on Market 1  
Zoning RC

## Listing Details

Listing Office RE/MAX Landan Real Estate

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