

116 Hawks Landing Drive Rural Foothills County, AB T0L 1W3

Residential

Active

Banner:

A2271144

A Home That Doesn't Just Impress... It Stays With You

W:5 R:3 T:22 S:29 Q:5

PD:

DOM: 0

CDOM: 0

LP: \$3,099,000.00

OP: \$3,099,000.00



Class: Detached
County: Foothills County
Type: House
Levels: Two
Year Built: 2009
LINC#: [0030343040](#)
Arch Style: 2 Storey
Illegal Suite: 0
Possession: 30 Days / Neg, Immediate
Lot Dim:
Front Length: 31.00M 101`9"
Legal Desc: NW-29-22-3-5
Legal Pin: 0410490 **Blk:** 4
City: Rural Foothills County
Subdivision: NONE
Ttl Beds: 5
F/H Bth: 5/1
RMS SQFT: 5,153.08
LP/SF: \$601.39
Suite: No
Legal Suite: 0
Lot Size: 0.50 Ac
Lot Depth: M'
Lot: 15 **Condo:** No
Zoning: RC
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Tax Amt/Yr: \$10,182.00/2025
Loc Imp Amt:
Front Exp: N

Recent Change: **04/14/2026 : NEW**

Public Remarks: 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 reimaged with timeless design, elevated craftsmanship, and an unmistakable sense of home. The moment you step through the doors, the double-height foyer envelops you in warmth—panelled feature walls, a sculptural chandelier, and rich textures create an inviting welcome that sets the tone for the entire home. 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—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'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—two new A/C units, refreshed furnaces, a new boiler system, freshly poured driveway, and roof ridgecap replacements scheduled for July. From premium appliances to custom electrical upgrades, every detail has been carefully considered. This home isn't just luxurious—it's livable luxury. A place where design meets comfort, where every room invites you to stay a little longer, and where life's most meaningful moments unfold beautifully.

Directions: From Calgary's SW city limits, head west on Hwy 22X for about 10–12 minutes, turn left onto Priddis Greens Drive, then right onto Hawks Landing Drive and follow it around and up the hill to #116.

Rooms & Measurements

Baths:	1P	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 245.91	Mtr2	2,646.99	SqFt
EnSt Bth:	0	1	0	2	0	0	Rms Abv: 10	Upper: 232.82	Mtr2	2,506.09	SqFt
	0	0	1	1	0	1		Blw Grade: 240.30	Mtr2	2,586.61	SqFt
Garage Dims (L x W):	45`1" x 26`0"							Total AG: 478.73	Mtr2	5,153.08	SqFt

Property Information

Basement: Full
Basement Dev: Finished
Heating: In Floor, Fireplace(s), Forced Air, Natural Gas
Construction: Stone, Stucco, Wood Frame
Foundation: Poured Concrete
Exterior Feat: Balcony, Private Entrance, Private Yard
Roof Type: Asphalt Shingle
Reports: Aerial Photos, Floor Plans, RMS Supplements
Parking: Additional Parking, Driveway, Enclosed, Garage Door Opener, Heated Garage, Insulated, Quad or More Attached **Total:** 6
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
Comm Feature: Golf, Park, Walking/Bike Paths
Lot Features: Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Landscaped, Private
Goods Include: N/A
Appliances: Bar Fridge, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer
Other Equip: None
Goods Exclude: N/A
Laundry Ft: Upper Level
Basement Ft: Walk Out
Cooling: Central Air
Fireplaces: 1/Gas, Great Room
Flooring: Carpet, Hardwood, Tile
Fencing: None
Patio/Porch: Balcony(s), Front Porch, Patio


Rural

Water Supply:	Co-operative	Sewer/Septic:	Public Sewer	Total Acres:	0.50
Water GPM:		Well Depth:		Nearest Town:	Priddis

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
2pc Bathroom	Main	6`6" x 5`5"	Balcony	Main	118`7" x 24`10"
Breakfast Nook	Main	18`5" x 19`10"	Dining Room	Main	12`0" x 14`9"
Family Room	Main	14`0" x 18`11"	Foyer	Main	12`1" x 20`0"
Pantry	Main	10`9" x 8`4"	Kitchen	Main	10`9" x 8`4"
Living Room	Main	11`7" x 14`8"	Mud Room	Main	9`1" x 8`10"
Den	Main	14`0" x 13`7"	Sunroom/Solarium	Main	15`4" x 14`10"
Covered Porch	Main	42`8" x 8`2"	4pc Bathroom	Upper	11`4" x 5`7"
4pc Bathroom	Upper	10`9" x 11`0"	6pc Ensuite bath	Upper	11`5" x 16`8"
Bedroom	Upper	11`8" x 14`9"	Bedroom	Upper	11`7" x 13`7"
Bedroom - Primary	Upper	14`5" x 24`1"	Walk-In Closet	Upper	11`5" x 14`8"
Walk-In Closet	Upper	7`10" x 13`2"	Storage	Upper	4`2" x 5`7"
3pc Ensuite bath	Lower	7`9" x 9`11"	Bedroom	Lower	13`9" x 11`1"
Bedroom	Lower	13`10" x 19`0"	Exercise Room	Lower	22`2" x 29`0"
Game Room	Lower	45`2" x 34`3"	Furnace/Utility Room	Lower	15`4" x 17`8"
Walk-In Closet	Lower	9`5" x 5`4"	Walk-In Closet	Lower	7`10" x 6`8"
4pc Ensuite bath	2nd	10`9" x 11`0"	Laundry	2nd	7`9" x 6`9"

Agent & Office Information

List Agent:	Mark Evernden  evernden.mark@gmail.com	Phone:	403-829-3776
List Firm:	Century 21 Bamber Realty LTD.	Phone:	403-245-0773
Firm Address:	1612 - 17 AVENUE S.W., CALGARY, T2T 0E3	Firm Fax:	403-229-0239
Appt:	Please use ShowingTime	List Date:	04/14/2026
Showing Contact:	Mark D Evernden 403-829-3776	Expiry Dt:	
Comm:	3.5% of the first \$100,000; 1.5% on the balance of sale price	With Dt:	
LB Type/Info:	SentriLock/Front Porch - see remarks in ShowingTime	Dower Rt:	No
Owner Name:	See Title in Supplements	SRR:	No
Occupancy:	New; Never Occupied		
Member Rmks:	As per the homeowners direction, all interested parties must be pre-qualified or have proof of funds, no exceptions. All furnishings and decor can be purchased as well. Please use ShowingTime to book or call for details. Please email all offers to Evernden.mark@gmail.com. Call Mark at 403-829-3776 with any questions. All deposits must be in the form of a Bank Draft payable to Century 21 Bamber Realty in Trust as per clients directions** Please put in section 4.3 of the purchase contract - Bank Draft or Wire Transfer		

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