

WEST VALLEY · ARIZONA

The Arizona Traditions Guide

A boutique 55+ community with country-club bones and small-town soul

If you want active-adult living without the scale of Sun City Grand or Festival, Arizona Traditions is the answer. 1,768 homes, one championship 18-hole golf course, a 20,400 sq ft clubhouse, and a tight-knit social culture that long-time residents say feels more like a neighborhood than a master plan. Here's the full picture.

Compiled by Paulette Ezell, REALTOR®

HomeSmart Arrowhead · Glendale, AZ

A short history

D.R. Horton broke ground on Arizona Traditions in 1997 as a deliberately smaller alternative to the giant Del Webb communities being built nearby. The vision: country-club amenities at a boutique scale — one excellent golf course, one excellent clubhouse, and 1,700-some homes within easy walking or golf-cart distance of both.

Nestled at the base of the White Tank Mountains just west of Loop 303, Traditions has stayed true to that vision. The 18-hole Dick Bailey-designed course is the social spine; the clubhouse is the living room. Residents tend to know their neighbors three streets over — something larger communities can't always claim.

Quick facts

Location	Surprise, AZ · just west of Loop 303 at Bell Road
Homes	1,768 single-family residences (community is built out)
Age restriction	Gated 55+ community
Builder	D.R. Horton · 1997–2008
Golf course	Arizona Traditions Golf Club (18 holes, Dick Bailey design)
Clubhouse	20,400 sq ft — restaurant, bar, ballroom, fitness, library
Pools	1 outdoor heated pool + spa
HOA dues	~\$215/month (roughly \$2,580/year)
Median list price (2026)	\$300Ks to mid-\$500Ks

The clubhouse and golf course

The clubhouse

The 20,400 sq ft clubhouse is unusually full-service for a community this size — a true sit-down restaurant and bar (open to the public, but a daily hangout for residents), a ballroom for community events, a fitness room, an aerobics studio, a billiards room, and a library. Card nights, line dancing, trivia, and live music keep the calendar full.

The golf course

The 18-hole, par-72 Dick Bailey course runs through the heart of the community. Modest yardage, beautifully maintained Bermuda fairways, and mountain views from most holes make it a favorite for residents and outside players alike. Walking is permitted in cooler months — a rarity in modern desert golf. Pro shop: (623) 584-4000.

Pool, tennis, and clubs

A single heated outdoor pool and spa anchor the recreation area, alongside tennis courts, pickleball courts (added 2020), and bocce. The smaller scale means you'll see familiar faces every morning.

Home types and pricing

Patio homes (1,300–1,600 sq ft)

Traditions' entry point. Low-\$300Ks for a tidy 2-bedroom on a manageable lot. Excellent snowbird choice — many residents fly home for the summer and arrive back in November to a perfectly kept house.

Single-family (1,600–2,200 sq ft)

The most common Traditions home — \$400K–\$475K depending on updates and lot orientation. 2- or 3-bedrooms, attached two-car garages, tile roofs, stucco exteriors.

Premium (2,200–3,000 sq ft)

Larger plans on the golf course or with mountain views trade \$500K–\$575K. Many include outdoor living spaces with built-in BBQs and gas fire pits.

Why buyers choose Traditions

Scale

After touring Sun City Grand or Festival, many buyers come to Traditions and exhale. You can walk the whole community in under an hour. You'll recognize neighbors by month two.

Cost

Comparable square footage costs \$50K–\$150K less than Sun City Grand. HOA dues are middle-of-the-pack. Total monthly carrying cost is meaningfully lower.

Location

Just west of Loop 303, you're 7 minutes from the Surprise Stadium and Surprise Community Park, 12 minutes from Banner Del E. Webb, and 15 minutes from the Prasada shopping district. Sky Harbor airport is roughly 45 minutes off-peak.

Trade-offs to know

A smaller community means fewer amenity choices — one pool, one golf course, one clubhouse. If you want four golf courses to rotate through, Sun City Grand is your answer. If you want one course you know like the back of your hand, Traditions is perfect.

The HOA includes the clubhouse, pool, and security; golf is paid separately by pass or pay-as-you-play.

What's nearby

Surprise Stadium — Kansas City Royals & Texas Rangers spring training (Feb–March).

Surprise Aquatic Center and Tennis Complex.

White Tank Mountain Regional Park — 12 minutes west.

Banner Del E. Webb Medical Center — 12 minutes east.

Costco, Sprouts, Trader Joe's, Target — 10–15 minutes.

Ready to see Arizona Traditions in person?

I'm Paulette Ezell — a HomeSmart Arrowhead REALTOR® whose entire practice is built around West Valley buyers and downsizers. I'll meet you at the gate, walk you through clubhouses, golf, model floor plans, and quiet streets, and answer every question you have without rushing. No pressure, ever — just calm, organized guidance from someone who lives and works in your future neighborhood.

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"Your home... my priority." — Paulette