

WEST VALLEY · ARIZONA

The Sun City Festival Guide

Surprise's western frontier — wide-open, golf-rich, and seriously underrated

Sun City Festival is the West Valley's best-value 55+ play right now. Newer construction, an 18-hole Copper Canyon course, big-sky desert setting, and pricing 15–25% below comparable Sun City Grand homes. Here's the full picture — history, lifestyle, what your money buys, and the trade-offs to know before you commit to the west edge.

Compiled by Paulette Ezell, REALTOR®

HomeSmart Arrowhead · Glendale, AZ

A short history

Sun City Festival broke ground in 2006 as Del Webb's newest Arizona community — and the first Sun City built west of the White Tank Mountains, on the Buckeye/Surprise border. Construction paused during the 2008–2010 downturn and restarted in earnest in 2012. Today the community is roughly 75% built out, with new construction still active in select phases — meaning buyers can choose resale or brand-new from the same builder.

The community sits on what feels like the edge of civilization — vast desert vistas, dark night skies, and the White Tank Mountains as a constant western backdrop. For buyers escaping crowded Midwest suburbs, the openness is part of the appeal.

Quick facts

Location	Buckeye, AZ · 35 miles west of downtown Phoenix
Homes at buildout	~7,200 planned · ~5,400 built
Age restriction	55+ (at least one resident)
Builder	Del Webb (Pulte) · 2006–present
Golf course	Copper Canyon Golf Club (18 holes, public)
Recreation center	Sage Recreation Center (32,000 sq ft)
Pools	1 outdoor heated + 1 indoor lap pool
HOA dues	~\$1,700/year
Median list price (2026)	High-\$300Ks to mid-\$500Ks; new builds from \$400K

Lifestyle and recreation

Sage Recreation Center

A clean, modern 32,000 sq ft hub with a full fitness center, aerobics studio, demonstration kitchen, library, ballroom, and a small café. Smaller than Sun City Grand's Sonoran Plaza, but everything you need — and far less crowded.

Copper Canyon Golf

An 18-hole desert course designed by Gary Panks, opened 2007. Public-access, modestly priced, walkable, with views of the White Tanks on every hole. The pro shop runs leagues, clinics, and twilight specials. Tee times: (623) 388-1500.

Pickleball, tennis, and outdoor living

12 pickleball courts (still growing), 4 tennis courts, bocce, horseshoes, a community garden, and an extensive trail network feeding directly into White Tank Mountain Regional Park — one of Maricopa County's best hiking parks, on the community's doorstep.

Clubs

60+ chartered clubs and growing fast as residents move in. The newer-community energy means it's easier to start something new — I've had clients launch book clubs, dog-walking groups, and travel clubs within months of arriving.

Community Association: (623) 386-4924.

Home types and pricing

Villas and patio homes (1,300–1,600 sq ft)

Entry point: high-\$300Ks. Often the snowbird choice — lock the door in May, fly home, return in October to a perfectly preserved house.

Single-family (1,700–2,400 sq ft)

The Festival sweet spot: \$425K–\$525K for a 2- to 3-bedroom with a 2-car garage. Open floor plans, 9- and 10-foot ceilings, and plenty of natural light.

Premium (2,400–3,200+ sq ft)

Estate plans and golf-course frontage run \$575K–\$725K — significantly below comparable Grand pricing.

New construction

Del Webb is still selling new builds in Festival. Base prices typically start in the low-\$400Ks, with structural and design-center options easily adding \$40K–\$120K. New builds offer warranty and the latest energy-efficient envelopes — but expect 6–10 months from contract to keys.

The honest trade-offs

Pro: more house for the money

Comparable 2,000 sq ft Festival homes routinely sell \$80K–\$130K under Sun City Grand. For buyers paying cash from a Midwest home sale, that's a meaningful retirement cushion.

Pro: openness and quiet

Lower density, bigger desert vistas, less traffic noise, dark skies for stargazing.

Con: the drive

Festival is genuinely west. PHX Sky Harbor is 50 minutes; downtown Phoenix is 40 minutes off-peak. Banner Del E. Webb hospital is 18 minutes east. Costco is 15 minutes. The Prasada district is 12 minutes.

Con: fewer dining and entertainment options on your block

You'll drive 10–15 minutes for most evening dining. Many residents see this as a feature, not a bug.

What's nearby

White Tank Mountain Regional Park (5 minutes) — 30,000 acres, hiking, mountain biking, petroglyphs.

Verrado Golf Club (15 minutes) — semi-public, frequent host of state amateur events.

Prasada shopping district (12 minutes) — Costco, Sprouts, Home Depot, restaurants.

Banner Del E. Webb Medical Center (18 minutes) — primary hospital for the West Valley.

Ready to see Sun City Festival 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.

Direct line: (928) 255-3884 · Email: realtorpauletteezell@gmail.com

Website: pauletteezell.lovable.app

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