



## Rural Sturgeon County Alberta

\$1,699,000

Gorgeous walk-out bungalow backing onto trails and environmental reserve leading to river, this extraordinary 0.54-acre property offers over 2,400 sq. ft. of meticulously designed living space with breathtaking views of nature from every level. Designed for year-round comfort, the home features in-floor heating throughout every level, including the heated quad garage. The chef-inspired kitchen is beautifully appointed with rich cherry cabinetry, wall ovens, stainless steel gas range, oversized island with eating bar, and workspace for entertaining. The adj living and dining areas are framed by extensive windows capturing the stunning landscape, w. gas fireplace. The luxurious primary suite offers a spa-inspired 6-piece ensuite. Private bonus room/bedroom above garage. Walkout basement has in-floor heating, 3 bedrooms, rec. area, and wet bar. Quad garage is heated. RV parking directly on property. (id:6769)

Family room 4.32 m X 5.82 m  
 Bedroom 2 4.46 m X 4.35 m  
 Bedroom 3 6.18 m X 3.49 m  
 Bedroom 4 5.3 m X 3.7 m  
 Storage 2.03 m X 2.15 m  
 Living room 4.42 m X 4.15 m

Dining room 4.19 m X 4.23 m  
 Kitchen 4.43 m X 4.2 m  
 Den 3.33 m X 3.87 m  
 Primary Bedroom 7.16 m X 3.89 m  
 Bonus Room 7.14 m X 4.3 m

Listing Presented By:



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