



## 52225 Range Rd 232 1 Rural Strathcona County AB

\$2,700,000

This STUNNING CUSTOM-BUILT MANSION boasts 5667+2780 sqft of living space, 5+1 bdrms, 9 baths, FULLY finished WALKOUT bsmnt & 5GATT, all situated on over 2 acres minutes Sherwood Park. One-of-a-kind glass floor welcomes you at the foyer leading to the main floor w/ IN-FLOOR HEAT, vaulted ceilings & exquisite details! Floor to ceiling quartz feature wall w/ fireplace in the adjacent family rm! Enjoy your dream ISLAND KITCHEN w/ WOLF appliances, granite counters & maple cabinets. ENJOY THE GREEN VIEW & the HUGE TREE-LINED backyard. The main floor is completed w/ the formal living rm, FIRST MASTER w/ ensuite, laundry & 2 pce bath. The modern glass & wood staircase brings you to the upper level w/ SECOND MASTER feat stunning 6 pce ensuite. 3 add bdrms each w/ their own ensuite & WIC & 2nd laundry finish the upper level. The WALKOUT BASEMENT w/ IN-FLOOR HEAT holds 1 bdrm w/ ensuite, flex rm, theatre, bar, 2 pce bath & HUGE rec space. NEW SEPTIC TANK, WELL SYSTEM & WATER SOFTENER from 2023! Ready to move in!

Listing Presented By:



Originally Listed by:  
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