



## 37 Rosewood Way St. Albert AB

\$1,159,000

Its the JAMES Design by award winning home builders UrbanAge Homes! Now available for purchase in Riverside St. Albert!! This FULLY FINISHED WALKOUT is situated on a southeast facing backyard with beautiful naturalized storm pond views. You'll love the planned Hardie, shake and stone exterior finishes! Come enjoy all that this 2680 sq.ft custom 2 Storey w/oversized triple garage equipped with 200 amp service has to offer. The Wow Factor is evident throughout with a 10' island, feature walls, butler pantry, 8" interior doors, wide plank hardwood, walk through mudroom pantry, gas fireplace w/cabinet vanities either side, an upper bonus room, a free-standing tub w/ stylized shower and glass surround, completely solar and EV ready, an in-house sound system, duradek w/aluminum rail and upgraded overhead doors!. Lock in the pricing today, it will be one of your finest acquisitions! Riverside is home to acres of lush forest and countless walking trails. Just minutes away from all conveniences and amenities!!

Listing Presented By:



Originally Listed by:  
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