



## Rural Sturgeon County Alberta

\$1,618,000

Incredible deal! Recently professionally appraised at \$1,720,000 (appraisal available for review). Indulge in pure luxury at Pinnacle Ridge Estates! A rare 2-storey home with a walkout basement, offering 6 beds, 5 baths, a movie room, & a double driveway leading to the 4-car heated garage. With \$700k in upgrades: Scott Arthur millwork, true carrara marble finishing, polished brass hardware, & high end hardwood, every inch exudes opulence. Surrounded by high-end cameras & smart home automation, this dream home provides unmatched comfort & security. The open to below with stunning chandeliers, enormous windows letting sun in from the south facing backyard, & speaker system provide entertainment like no other home. With an elegant exterior, never before used chef's kitchen, untouched luxury tub, & 3 balconies, this new home awaits its perfect owner. Also includes a water filtration system, heated marble floor in ensuite, in floor basement & garage heating, top of the line appliances, 2 central AC units&more. (id:6769)

Living room 17'4 x 21'7

Dining room 11'11 x 13'9

Kitchen 15' x 20'5

Family room 14'4 x 26'11

Den 16'9 x 15'1

Primary Bedroom 13'1 x 22'11

Bedroom 2 12'10 x 14'5

Bedroom 3 10'11 x 15'5

Bedroom 4 11'4 x 15'2

Bedroom 5 11'4 x 15'2

Bedroom 6 12'4 x 19'

Hobby room 10' x 15'10

Recreation room 18'1 x 28'7

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

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**RE/MAX ELITE**

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