



## Rural Sturgeon County Alberta

\$1,600,000

Located at end of a private cul de sac, in the exclusive acreage development of River's Gate discover this sensational bungalow. The foyer opens to soaring 2 floor ceiling heights w/ stunning ENGINEERED HARDWOOD FLOORING that flows through most of the main floor. There is a office/den in the front of the home. The kitchen, dining & living room all flow effortlessly into a cozy space for family while being able to accommodate large scale gatherings. The living room has a gas f/p & a full wall of sliding doors onto the COVERED BACK DECK. The kitchen has an abundance of pot/pan drawers, a huge eating bar island & a stunning butlers pantry. The primary bedroom is on the main floor w/ a spa like 5pce ensuite w/ custom shower & a spacious walk in closet. This home has a partial lofted style 2nd floor w/ 2 bedrooms, a bonus room & a 5pce bath. The FULLY FINISHED basement has a large rec room w/ wet bar, flex room, 2 large bedrooms & a 4pce bath. A HEATED oversized triple attached garage completes this property! (id:6769)

Bedroom 4 4.52 m X 3.87 m

Bedroom 5 4.81 m X 3.92 m

Living room 5.48 m X 5.89 m

Dining room 4.64 m X 3.07 m

Kitchen 4.13 m X 5.8 m

Den 4.14 m X 3.71 m

Primary Bedroom 4.79 m X 4.31 m

Bedroom 2 4 m X 4.14 m

Bedroom 3 4.18 m X 3.88 m

Bonus Room 4.34 m X 4.36 m

Listing Presented By:



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