



## Rural Sturgeon County Alberta

\$3,398,000

Nothing compares to perfection. Introducing this stunning residence in the exclusive community of Rivers Gate. Priced well below replacement value, this opportunity involves your final touch. With every thought out detail, this is a luxurious home like no other. Opulent chefs kitchen, library/office, 2nd butlers kitchen, private dining with spiral staircase to a private wine cellar, soaring staircase, majestic windows with unobstructed views, elevator ready with a quote from RAM Elevators, primary suite oasis w/ dressing room and private spa, walk-out basement w/ rec room and movie room w/ licensed New York Yankees carpet, an unfinished nanny suite w/ separate entrance, 5 car garage one of which is private for your supercar, in-floor radiant heat, solid wood work and custom carpentry throughout, custom lighting, smart home ready, window coverings, and a substantial list of upgrades that run on. Put your final stamp on this rare one of a kind offering. Nothing compares (id:6769)

Bedroom 5 5.16 m X 3.99 m

Bedroom 6 7.37 m X 4.84 m

Living room 5.64 m X 4.37 m

Dining room 5.39 m X 4.3 m

Kitchen 5.48 m X 3.9 m

Bedroom 2 5.07 m X 4.25 m

Great room 6.95 m X 5.94 m

Second Kitchen 6.8 m X 3.99 m

Mud room 5.49 m X 2.21 m

Office 5.63 m X 4.34 m

Family room 6.78 m X 6.13 m

Primary Bedroom 8.85 m X 6.64 m

Bedroom 3 7.33 m X 4.39 m

Bedroom 4 5.14 m X 4.28 m

Bonus Room 15.15 m X 8.55 m

Listing Presented By:



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Sotheby's International Realty  
Canada

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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net