



## Rural Sturgeon County Alberta

\$1,299,999

West Signature Homes presents a nearly 2,900 SF two-storey home, expertly crafted with thoughtful design, handpicked designer finishes, and an oversized triple car garage, located in the sought-after neighbourhood of River's Gate. The main floor, spanning nearly 1,400 SF, invites you in with a sunken foyer and an open-concept layout that radiates natural light through expansive windows. The family room, designed for comfort and relaxation, flows seamlessly into the entertainer's kitchen, featuring a coffee bar, a large walk-in pantry, and direct access to the mudroom. A dining room provides the perfect space for gatherings, while a refined half bath and the option of an office or wine cellar add versatility. 20-foot ceilings lead upstairs to a vaulted bonus room. This level also includes a laundry room with sink, two bedrooms, and a 5-piece bath. The primary suite is a true retreat, showcasing a vaulted ceiling, a spacious walk-in closet, and luxurious 5-piece ensuite. Finishes may vary and be customized. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Office Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Lux Real Estate Inc

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca