



## Rural Sturgeon County Alberta

\$2,100,000

BREATHTAKING SHOWHOME in River's Gate - Sturgeon County's Only Gated Estate Community! This stunning great-room bungalow by Henderson Quality Building offers over 5000 SQFT of luxurious living space with a barrier-free layout & a 1600 SQFT 6-car garage with RV entrance. Features include custom millwork throughout, sun-drenched great room with stunning floor to ceiling feature fireplace, chef inspired kitchen with double quartz islands, floor-to-ceiling built-ins, Wolf & Sub-Zero appliances, & a butler's pantry. Includes 5 bedrooms: a resort-style primary suite with 2-sided fireplace & SPA INSPIRED EN-SUITE, main floor guest room with en-suite, lower bedrooms with Jack & Jill bathroom. Basement boasts glass stairwell, theater room with 12-ft screen, tiered seating, wet bars, games room, & more. Outside features \$200K in serenity landscaping package, covered BBQ center, EV charger, motorized blinds, smart home automation, & 9-camera security. Unmatched quality, design, and elegance! In a word SPECTACULAR (id:6769)

Bedroom 3 3.78 m X 3.8 m  
 Bedroom 4 5.11 m X 4.69 m  
 Bedroom 5 3.48 m X 4.86 m  
 Media 5.14 m X 6.26 m  
 Second Kitchen 2.74 m X 3.22 m  
 Living room 7.15 m X 7.12 m  
 Dining room 5.53 m X 3.12 m

Kitchen 7.16 m X 4.69 m  
 Family room 12.59 m X 9.39 m  
 Primary Bedroom 5.3 m X 4.96 m  
 Bedroom 2 3.68 m X 3.99 m  
 Laundry room 2.46 m X 2.52 m  
 Mud room 2.33 m X 3.46 m  
 Pantry 3.31 m X 4.12 m

Listing Presented By:



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