



## Rural Sturgeon County Alberta

\$2,190,000

Custom-built bungalow with an open-concept design by Kimberly Homes, located in prestigious Sturgeon County on 75 acres with a paved driveway. Boasting 9' ceilings and engineered hardwood throughout the main floor, this elegant home offers three spacious main-level bedrooms. The gourmet kitchen features a Wolf gas range, built-in steam oven, full-size fridge and freezer, pot filler, and a walk-through butler's pantry--perfect for entertaining. The fully developed lower level includes a large recreation room roughed-in for two wet bars, three generously sized bedrooms--each with a private ensuite and in-floor heating--as well as a second laundry room. Enjoy year-round comfort with central air conditioning and the peace of mind of a backup generator. Outdoor living is elevated with a covered deck featuring a gas fireplace and a lower aggregate patio. The heated, fully finished quad garage includes in-floor heating and a dog wash station. Central vacuum and high-end finishes complete this exceptional home. (id:6769)

Bedroom 4 5.12 m X 3.84 m

Bedroom 5 3.8 m X 4.53 m

Bedroom 6 4.66 m X 4.71 m

Recreation room 11.21 m X 14.46 m

Laundry room 2.67 m X 3.19 m

Living room 6.54 m X 5.54 m

Dining room 4.43 m X 4.73 m

Kitchen 5.66 m X 4.73 m

Primary Bedroom 5.8 m X 7.09 m

Bedroom 2 3.88 m X 3.21 m

Bedroom 3 4.41 m X 4.15 m

Laundry room 2.27 m X 2.98 m

Mud room 3.4 m X 2.99 m

Listing Presented By:



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