



## Rural Sturgeon County Alberta

\$2,999,500

Once in a lifetime opportunity - located on the RIVER in Bristol Oaks this custom built home sits on over 2 acres w/ the possibility to build a 2nd residence. Beautifully treed, this property has a detached shop w/ 220 power & 2 extra lean to buildings. The main house offers over 5000sqft on the main floor PLUS a partially finished basement. There are a total of 4 bedrooms & 3.5 baths. Custom solid wood doors are throughout the top 2 floors. The main floor has a GOURMET KITCHEN w/ a large island, walk in pantry, double ovens & GAS Range. Just off the kitchen is a living room w/ soaring ceilings & rock gas f/p. There is a family room w/ WET BAR, a half bathroom, 2 bedrooms, 5pce bath & main floor laundry. The owners retreat is upstairs w/ it's own private loft, huge bedroom & 6pce ensuite complete w/ massive walk in closet. The basement is almost complete & has a 4th bedroom, exercise room & 4pce bath. 3 season sunroom, central a/c & attached OVERSIZED FULLY FINISHED GARAGE complete this amazing home! (id:6769)

Bedroom 2 4.45 m X 4.04 m

Bedroom 4 4.27 m X 5.57 m

Recreation room Measurements not available

Living room 5.69 m X 8.59 m

Dining room 6.21 m X 4.1 m

Kitchen 4.69 m X 7.24 m

Family room 12.1 m X 9.82 m

Den 4.89 m X 3.89 m

Bedroom 3 4.19 m X 5.3 m

Primary Bedroom 4.95 m X 7.01 m

Bonus Room 3.23 m X 4.24 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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