



## Rural Sturgeon County Alberta

\$1,979,000

MODERN LUXURY MEETS NATURE IN THE CROSSING AT RIVERS EDGE in this custom Viga Developments walk-out Bungalow with 7,400+ sq.ft. of custom living space. Set on a 0.49-acre RAVINE lot backing the Sturgeon River Valley, this stunning walkout offers 5 beds, 4 full + 2 half baths & a private upper-level suite with separate HVAC. Control4 automation, triple-glazed windows, EIFS stucco, in-floor heating, & 10-14 ft. ceilings. The main living area features soaring 14 FT. RUSTIC WOOD BEAM CEILINGS, a custom glass feature wall, SPA LIKE PRIMARY BEDROOM RETREAT, chef's kitchen boasting a 36" dual-fuel range, professional series appliances, dual gas burners, built-in buffet, & wine fridge. Entertain in the enclosed sunroom, basement bar with kegerator, wine room, & gym. The 1,450 sq.ft. heated triple garage includes polyaspartic floor system. Professionally landscaped with LED lighting, 8-zone irrigation, Wi-Fi lit firepit & insulated shed. A one-of-a-kind blend of smart technology, luxury design, and natural beauty (id:6769)

Bedroom 2 7.86 m X 5.37 m

Bedroom 3 4.81 m X 4.19 m

Bedroom 4 4.91 m X 3.91 m

Recreation room 13.64 m X 8.39 m

Living room 6.53 m X 5.07 m

Dining room 4.08 m X 3.66 m

Kitchen 5.48 m X 5.28 m

Den 4.6 m X 4.29 m

Primary Bedroom 4.9 m X 4.81 m

Sunroom 4.62 m X 3.75 m

Family room 5.28 m X 3.79 m

Bedroom 5 4.37 m X 3.99 m

Second Kitchen 3.72 m X 2.76 m

Breakfast 3.17 m X 2.76 m

Listing Presented By:



Originally Listed by:  
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