



## 217 River Heights Cove Rural Sturgeon County AB

\$1,349,900

Nestled in Riverstone Pointe, Sturgeon County's finest community, this impressive custom built home offering a total of 4432 sqft of finished living space w/ everything you could dream of. The gourmet kitchen boasts rich dark cabinetry, quartz countertops, large island, walk-in pantry & dining nook accessing the partially covered SOUTH facing maintenance free deck w/ RIVER VALLEY VIEWS. Living room is highlighted w/ 11 ft. coffered ceiling, gas f/p, ceiling height windows filtering plenty of natural light throughout. Beautiful primary suite offers a walk-in-closet & spa like ensuite, 2 add'l bedrooms w/ 5pc bath, den, 2pc powder room & mudroom w/ garage access complete the main level. Walk-out basement offers a family room, wet bar, 2 bedrooms, 3pc bath, fitness & laundry room. Extras incl. basement & garage in-floor heating, professional landscaping & patio built-in gas fireplace. This true family gem is located only minutes from St. Albert. Close to the Sturgeon Valley Golf Course & River Valley.

Listing Presented By:



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