



## 55 22459 TWP RD 530 Rural Strathcona County AB

\$2,250,000

Welcome to this custom built, one of a kind 6,000+ sqft 3 storey home tucked away in the Barry Hill subdivision on 2.04 acres, just minutes from Sherwood Park - the ultimate entertaining property for any family w/6 beds & 4.5 baths + an indoor gymnasium. Upon driving up the paved driveway, the eye-catching curb-appeal & gorgeous landscaping greets you. Well appointed with beautiful finishings, inside is magnificent starting with the staircase leading to the 2nd floor w/4 beds; laundry room & an 1,100+ sqft bonus room over the triple garage. The 3rd floor is your private primary bed w/2 large w/i closets & 5pc ensuite. The main floor has 10' ceilings & showcases an abundance of space within the den/living/family/dining rooms. The separate library w/12' ceilings has a gas f/p & custom wood finishings. The kitchen has plenty of cabinets, granite countertops & pantry. The finished basement w/in-floor heat is amazing: bed rm, theatre rm w/full kitchen; rec rm; exercise rm & the incredible 20' high gym! Wow!

Listing Presented By:



Originally Listed by:  
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