



## Rural Sturgeon County Alberta

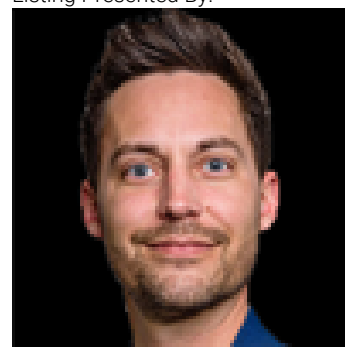
\$1,650,000

EXECUTIVE ESTATE on a PRIVATE 80-ACRE PARCEL offering TOTAL PRIVACY, surrounded by mature trees and high-producing farmland. Ideally located just 3 MINUTES TO BON ACCORD and LESS THAN 20 MINUTES TO ST. ALBERT, this hidden gem blends luxury and functionality. Showcasing a striking stone tile exterior, professional landscaping, and a FULL WALK-OUT BASEMENT, this custom open-concept bungalow features hand-scraped hardwood floors and a sun-filled great room with WALLS OF WINDOWS. The chef-inspired kitchen offers TOP-OF-THE-LINE INTEGRATED APPLIANCES and overlooks the dining area. The living room is anchored by a FLOOR-TO-CEILING STONE FIREPLACE. The spacious primary retreat includes a SPA-LIKE ENSUITE, alongside two additional bedrooms and main floor laundry. The lower level is designed for ENTERTAINING with a media room, rec room, 4th & 5th bedrooms and full bath. Complete with an OVERSIZED FOUR-BAY FULLY FINISHED GARAGE plus space to BUILD A DREAM SHOP or explore SUBDIVISION POTENTIAL. A MUST SEE IN PERSON! (id:6769)

Bedroom 4 3.74 m x Measurements not available  
 Bonus Room 7.6 m x Measurements not available  
 Bedroom 5 4.02 m x Measurements not available  
 Mud room 2.02 m x Measurements not available  
 Recreation room 7.48 m x Measurements not available  
 Living room 7.99 m x Measurements not available  
 Dining room 3.8 m x Measurements not available

Kitchen 5.21 m x Measurements not available  
 Primary Bedroom 5.46 m x Measurements not available  
 Bedroom 2 4.15 m x Measurements not available  
 Bedroom 3 3.82 m x Measurements not available  
 Laundry room 4.25 m x Measurements not available  
 Pantry 2.63 m x Measurements not available

Listing Presented By:



Originally Listed by:  
 Century 21 Masters

<https://kinrealestate.ca/>



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