

# **\$3,398,000 - 205 25122 Sturgeon Road, Rural Sturgeon County**

MLS® #E4389877

**\$3,398,000**

6 Bedroom, 6.00 Bathroom, 8,980 sqft

Rural on 0.53 Acres

River's Gate, Rural Sturgeon County, AB

Nothing compares to perfection. Introducing this stunning residence in the exclusive community of River's Gate. Priced well below replacement value, this opportunity involves your final touch. With every thought out detail, this is a luxurious home like no other. Opulent chefs kitchen, library/office, 2nd butlers kitchen, private dining with spiral staircase to a private wine cellar, soaring staircase, majestic windows with unobstructed views, elevator ready with a quote from RAM Elevators, primary suite oasis w/ dressing room and private spa, walk-out basement w/ rec room and movie room w/ licensed New York Yankees carpet, an unfinished nanny suite w/ separate entrance, 5 car garage one of which is private for your supercar, in-floor radiant heat, solid wood work and custom carpentry throughout, custom lighting, smart home ready, window coverings, and a substantial list of upgrades that run on. Put your final stamp on this rare one of a kind offering. Nothing compares

Built in 2015

## **Essential Information**

MLS® # E4389877

Price \$3,398,000



Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	8,980
Acres	0.53
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	205 25122 Sturgeon Road
Area	Rural Sturgeon County
Subdivision	River's Gate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1S6

### Amenities

Features	Deck, Walkout Basement
Parking Spaces	10

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Gated Community, Golf Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2024
Days on Market	325
Zoning	Zone 60
HOA Fees	577.5
HOA Fees Freq.	Annually

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