

# **\$1,249,900 - 6117 Twp Rd 530, Rural Parkland County**

MLS® #E4426599

**\$1,249,900**

4 Bedroom, 2.50 Bathroom, 3,294 sqft

Rural on 39.74 Acres

None, Rural Parkland County, AB

Presenting an Exquisite Executive Home with a Million-Dollar View! Nestled on nearly 40 acres and just minutes from two stunning lakes, this luxurious 5000+ sq ft custom-designed residence offers 4 bedrooms, 2.5 baths, living and entertaining areas, rec room and so much more. The Chef's kitchen boasts cherry wood cabinets and granite countertops, perfect for culinary creations. The main floor primary suite is a private oasis with a 5-pc en-suite and walk-in closet. A custom cherry-wood staircase adds elegance, leading to the upper level where the views are fantastic. Outdoor living excels with wrap-around decks, private sitting areas, captivating patios, flower gardens with water features, a flourishing orchard, and a secluded hot tub area. As well as the double garage, the property offers a 2000+ sq ft heated shop, ideal for work or play. Don't miss this rare opportunity to embrace luxury, tranquility, and breathtaking views!

Built in 2010

## **Essential Information**

MLS® #	E4426599
Price	\$1,249,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	3,294
Acres	39.74
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	6117 Twp Rd 530
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

### Amenities

Features	Air Conditioner, Bar, Ceiling 10 ft., Deck, Exterior Walls- 2"x6", Fire Pit, Gazebo, Hot Tub, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Workshop, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Hillside, Lake View, Landscaped, Stream/Pond, See Remarks
Construction	Wood
Foundation	Insulated Concrete Form

### Additional Information

Date Listed	March 20th, 2025
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Days on Market 30

Zoning Zone 70

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