

# **\$1,075,000 - 26231 Twp Rd 544, Rural Sturgeon County**

MLS® #E4440075

**\$1,075,000**

4 Bedroom, 4.00 Bathroom, 2,842 sqft

Rural on 8.00 Acres

None, Rural Sturgeon County, AB

Escape city living with this one-of-a-kind custom built country estate home offering the perfect blend of country living with modern sophistication. Nestled on 8 acres OUT of subdivision in a peaceful setting with easy road access and unlimited potential. The main floor features soaring 10-foot ceiling with a chef's dream kitchen, granite counters, high end appliances & island with eating bar. Den & living room with massive windows & spectacular views! The main 3 pc bath features a dog wash shower. Perfectly placed upstairs laundry with loads of cabinetry & storage. Large bonus room for movie nights. The master bedroom comes with a 5 pc ensuite with jacuzzi tub & large WIC. 2 additional bedrooms & another full 5pc bath. The entertainment basement features in floor heating, golf simulator, wood burning stove, theatre projector & wet bar. Oversized heated triple garage drain and water supply. Ideal for your home-based business or hobby farm. Bonus 38'x100'x18' Quonset/shop/barn! City close & country quiet!

Built in 2015

## **Essential Information**

MLS® #	E4440075
Price	\$1,075,000



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,842
Acres	8.00
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	26231 Twp Rd 544
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1N3

### Amenities

Features	Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, Front Porch, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In, 9 ft. Basement Ceiling
Parking Spaces	12

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Corner Lot, Cross Fenced, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, Subdividable Lot, Vegetable Garden

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	35
Zoning	Zone 70

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