

# **\$3,099,900 - 37 Riverridge Road, Rural Sturgeon County**

MLS® #E4412247

**\$3,099,900**

5 Bedroom, 6.00 Bathroom, 5,493 sqft

Rural on 1.06 Acres

Riverstone Pointe, Rural Sturgeon County, AB

DISCOVER YOUR PRIVATE SANCTUARY IN RIVERSTONE POINTE FEATURING 8,800 SQFT OF SPECTACULAR LIVING SPACE this walk-out bungalow offers a rare blend of luxury and tranquility. With stunning river valley views, this custom-built masterpiece boasts captivating curb appeal, custom stone pillars, & a quad garage. Step inside to experience a true sanctuary, barrel roll ceiling, complete with limestone, cork & mahogany floors, coffered ceilings, custom millwork, grand designer staircase & banks of windows. The gourmet kitchen inspired by Clive Christian, featuring Brazilian hardwood, granite countertops, two expansive breakfast bar islands, and a massive pantry. Retreat to the resort-style primary suite, which includes a spa-inspired 6-piece ensuite with double stone showers, a gas fireplace and a lavish walk-in closet. With 5 bedrooms, 7 bathrooms, & 6 fireplaces, library, theatre room, exercise room, radiant heat, 52 ft. balcony & sports court, this home is perfect for both relaxation & entertaining!

Built in 2005

## **Essential Information**

MLS® # E4412247

Price \$3,099,900



Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	5,493
Acres	1.06
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	37 Riverridge Road
Area	Rural Sturgeon County
Subdivision	Riverstone Pointe
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0B9

### Amenities

Features	Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home, Patio, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fruit Trees/Shrubs, Landscaped, Private Setting, River Valley View
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 31st, 2024
Days on Market	276
Zoning	Zone 60
HOA Fees	500
HOA Fees Freq.	Annually

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