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

MLS® #E4438933

### \$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 awaits your final touch. Thoughtfully designed throughout, this is a luxurious home like no other. An opulent chef's kitchen, library/office, second butler's kitchen, private dining room with a spiral staircase to your own wine cellar, soaring staircase, and majestic windows with unobstructed views. Elevator-ready, with a quote from RAM Elevators. The primary suite is a true oasis with a dressing room and private spa. Walk-out basement with rec room and movie room featuring licensed New York Yankees carpet. Unfinished nanny suite with separate entrance. Five-car garage, including a private bay for your supercar. In-floor radiant heat, solid woodwork, custom carpentry, designer lighting, smart home readiness, window coverings, and an extensive list of high-end upgrades. Put your final stamp on this one-of-a-kind offering. Luxury redefined!







Built in 2015

#### **Essential Information**

MLS® #

E4438933

Price \$3,398,000

Bedrooms 6

Bathrooms 6.00

Full Baths 5

Half Baths

Square Footage 8,980

Acres 0.53

Year Built 2015

Type Rural

Sub-Type Detached Single Family

2

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 Suite Yes

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 28th, 2025

Days on Market 158

Zoning Zone 60

HOA Fees 577.5

HOA Fees Freq. Annually

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