

# **\$1,475,000 - 112 Riverstone Drive, Rural Sturgeon County**

MLS® #E4436779

**\$1,475,000**

4 Bedroom, 2.50 Bathroom, 2,367 sqft

Rural on 0.54 Acres

Riverstone Pointe, Rural Sturgeon County, AB

Welcome to this beautiful custom walk-out BUNGALOW in Riverstone Pointe situated on .54 acre with attached heated QUAD garage. Upon entry you will see gorgeous hardwood floors a grand foyer leading to the large living room full of windows, coffered ceiling & gas fireplace. In the chefs kitchen, top of the line appliances, granite counter tops & butlers pantry leading to the formal dining room. The primary suite w/sitting area, walk-in closet, gas fireplace with access to rear deck. The 5 Piece en-suite will wow including soaker tub, feature fireplace and large steam shower. One additional bedroom, 2 piece bath & laundry room on the main floor. The basement with in-floor heating is perfect for entertaining, a wet bar, wine room, multi level seating theater room, sitting area w/ gas fireplace, 2 large bedrooms & 4 piece bathroom. Walk out to your covered patio and enjoy the serene backyard with picturesque landscaping( irrigation system) with a heated walkway to the Hot Tub! This is a must see property.

Built in 2010

## **Essential Information**

MLS® # E4436779

Price \$1,475,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,367
Acres	0.54
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	112 Riverstone Drive
Area	Rural Sturgeon County
Subdivision	Riverstone Pointe
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0B9

### **Amenities**

Features	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, Sprinkler Sys-Underground, Vaulted Ceiling, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, No Back Lane, Park/Reserve
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	94
Zoning	Zone 60
HOA Fees	522.9
HOA Fees Freq.	Annually

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