

# **\$1,595,000 - 224 54302 Rge Rd 250, Rural Sturgeon County**

MLS® #E4423975

**\$1,595,000**

6 Bedroom, 5.00 Bathroom, 3,485 sqft

Rural on 0.50 Acres

Tuscany Hills\_MSTU, Rural Sturgeon County, AB

Welcome to this exquisite home located in the exclusive community of Tuscany Hills in Sturgeon County. This IMMACULATE 3500 sq.ft bungalow is fully finished giving it nearly 7000 sq.ft of living space. Featuring 12 FOOT CEILINGS, 6 bedrooms, 5 bathrooms, a heated QUAD GARAGE WITH ROOM FOR RV, and a SELF CONTAINED 1 BEDROOM SUITE WITH SEPARATE ENTRANCE, this home's spacious layout is very useful and versatile. The main floor has an office area, 2 bedrooms, 3 bathrooms, a formal dining room, a gourmet kitchen with gas range and a massive island, a gorgeous family room, a dining area, and a large composite deck. Downstairs has 9 foot ceilings and features 4 bedrooms and 2 bathrooms, including a 1 bedroom self contained suite with separate entrance. There is also a large wet bar, living area and dining area. Also, there is plenty more space to put a gym or golf simulator or games area. The property is beautifully landscaped & manicured and has several fresh fruits and vegetables. Welcome home

Built in 2017

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4423975               |
| Price          | \$1,595,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,485                  |
| Acres          | 0.50                   |
| Year Built     | 2017                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 224 54302 Rge Rd 250  |
| Area        | Rural Sturgeon County |
| Subdivision | Tuscany Hills_MSTU    |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8T 0C9               |

### Amenities

|          |                                                                                                                                                                                                                                                          |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Ceiling 10 ft., Deck, Hot Water Instant, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Vaulted Ceiling, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|          |      |
|----------|------|
| Exterior | Wood |
|----------|------|

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden, View Downtown |
| Construction      | Wood                                                                                    |
| Foundation        | Concrete Perimeter                                                                      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 62              |
| Zoning         | Zone 60         |

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Listing information last updated on May 5th, 2025 at 11:02pm MDT