

# **\$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

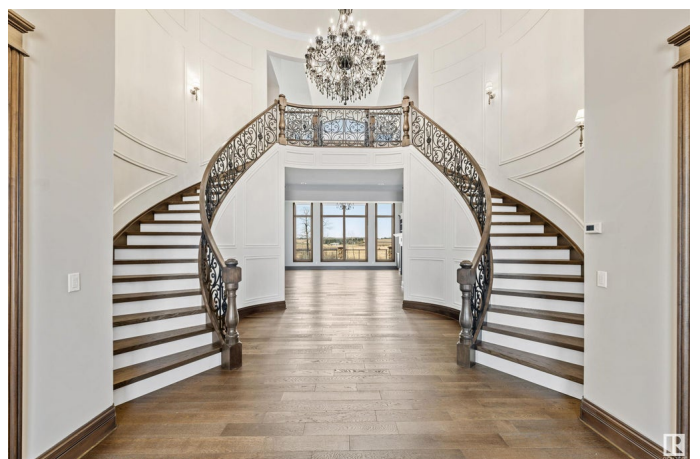
Nothing compares to perfection. Introducing this stunning residence in the exclusive community of River's Gate. Priced well below replacement value, this opportunity awaits your final touch. Thoughtfully designed throughout, this is a luxurious home like no other. An opulent chef's kitchen, library/office, 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     | 2                      |
| Square Footage | 8,980                  |
| Acres          | 0.53                   |
| Year Built     | 2015                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| 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                80  
Zoning                              Zone 60  
HOA Fees                         577.5  
HOA Fees Freq.                Annually

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