

\$875,000 - # 16 53407 Rge Road 30, Rural Parkland County

MLS® #canada_23023

\$875,000

4 Bedroom, 3.00 Bathroom, 1,938 sqft

Rural on 3.60 Acres

Canterbury Estates, Rural Parkland County,
Alberta

2012 CUSTOM BUILT, BEAUTIFUL 1900+ HILLSIDE BUNGALOW, 4BDRM 3 BATHROOM, MASTER ENSUITE W/ WALKOUT BASEMENT AND A 24X24 ATTACHED GARAGE ALL ON 3.6 ACRES OF MIXED FOREST & LAWN, OFFERING A PERFECT BLEND OF LUXURY AND TRANQUILITY. MAIN LEVEL FEATURES TWO SPACIOUS BEDROOMS, MASTER SUITE WITH AN ATTACHED BALCONY AND A LUXURIOUS 5 PCE ENSUITE W/AIR JET SOAKER TUB. OPEN CONCEPT LIVING AREA SHOWCASES A VAULTED CEILING, A COZY FIREPLACE, AND A LARGE KITCHEN COMPLETE WITH STAINLESS STEEL APPLIANCES AND GRANITE COUNTERTOPS & MAIN ISLAND. HUGE LAUNDRY RM, HUGE DEN/FLEX ROOM, W/ LARGE BALCONY. THE FULLY FINISHED WALK OUT BASEMENT IS IDEAL FOR ENTERTAINMENT AND FITNESS, FEATURING TWO MORE BEDROOMS, A THEATRE ROOM, A GYM, AND A FULL BATHROOM. TONS OF STORAGE, MAJOR UPGRADES INCLUDE TRIPLE-PANE WINDOWS THROUGHOUT, ICF FOAM FORMED FOUNDATION, HIGHEST R VALUE INSULATING THRU OUT, TRIPLE LEVEL TANK/FIELD SYSTEM. IN-FLOOR HEATING IN THE BASEMENT, AND GRANITE COUNTERTOPS & BUILT IN SOUND



SYSTEM THRU OUT! MUST BE SEEN!

Built in 2012

Essential Information

MLS® #	canada_23023
Price	\$875,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,938
Acres	3.60
Year Built	2012
Type	Rural
Sub-Type	Residential Detached Single Family
Status	Active

Community Information

Address	# 16 53407 Rge Road 30
Subdivision	Canterbury Estates
City	Rural Parkland County
Province	Alberta
Zip Code	T7Y 0E4

Amenities

Features	Hot Water Natural Gas, Vacuum System-Roughed-In, HRV System, 9 ft. Basement Ceiling, Ceiling 9 ft., Closet Organizers, Deck, Dog Run-Fenced In, Exercise Room, Insulation-Upgraded, No Smoking Home, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement
# of Garages	2

Additional Information

Date Listed	October 19th, 2024
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