

# **\$1,295,000 - 27 51222 Rge Road 260, Rural Parkland County**

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MLS® #E4432607

**\$1,295,000**

5 Bedroom, 4.00 Bathroom, 3,313 sqft

Rural on 2.62 Acres

Winterridge Estates, Rural Parkland County, AB

**RARE OPPORTUNITY!** Welcome home to this **CUSTOM BUILT 2-Storey** on **2.62 ACRES** in prestigious Winterridge Estates. Featuring **5 BEDROOMS** and **3 BATHROOMS** this home is the perfect blend of luxury, comfort, & space. Fine Craftsmanship is displayed throughout the spacious floorplan that boasts **CENTRAL A/C**, vaulted ceilings & abundance of natural light. Main floor features a chef's kitchen, formal dining area, massive mudroom complete with laundry, full 4 pc. bathroom, living room with gorgeous 2 sided fireplace that connects to the den. Upstairs features huge bonus room for entertainment, 2 spacious bedrooms, full 5 pc bathroom and massive Primary Suite featuring a 5 pc. spa like ensuite and large walk-in closet. Finished basement offers oversized rec room with projector screen, full 3 pc bathroom, 2 more spacious bedrooms, & separate entrance. **PROFESSIONALLY LANDSCAPED** this meticulously designed private oasis has it all. Live your dream & experience the perfect escape with city convenience nearby. **DON'T MISS OUT!**

Built in 2008

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4432607               |
| Price          | \$1,295,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,313                  |
| Acres          | 2.62                   |
| Year Built     | 2008                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 27 51222 Rge Road 260 |
| Area        | Rural Parkland County |
| Subdivision | Winterridge Estates   |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1B1               |

### Amenities

|          |  |
|----------|--|
| Features | Air Conditioner, Deck, Fire Pit, Front Porch, No Smoking Home, Parking-Extra, Vaulted Ceiling, Wet Bar, Natural Gas BBQ Hookup |
|----------|--|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Private Setting |
| Construction      | Wood   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 24th, 2025

Days on Market                4

Zoning                            Zone 90

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Listing information last updated on April 28th, 2025 at 6:32pm MDT