\$1,495,000 - 224 54302 Rge Rd 250, Rural Sturgeon County

MLS® #E4443257

\$1,495,000

6 Bedroom, 5.00 Bathroom, 3,485 sqft Rural on 0.50 Acres

Tuscany Hills_MSTU, Rural Sturgeon County, AB

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, COMPLETE WITH A SELF CONTAINED 1 BED SUITE W SEPARATE ENTRY. Featuring 12 FOOT CEILINGS, 6 bedrooms, 5 bathrooms, a HEATED QUAD GARAGE WITH ROOM FOR RV, 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. PRICED BELOW REPLACEMENT VALUE. Welcome home







Built in 2017

Essential Information

MLS® # E4443257 Price \$1,495,000

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 June 19th, 2025

Days on Market 133

Zoning Zone 60

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