

# **\$1,600,000 - 53 26409 Twp Rd 532a, Rural Parkland County**

MLS® #E4412625

**\$1,600,000**

6 Bedroom, 5.00 Bathroom, 3,988 sqft

Rural on 1.00 Acres

Spring Meadow Estates, Rural Parkland County, AB

Building Completed !!! One Year Labour of Love !!! Stunning Exceptional Turn Key Luxury, approx 5,600 sq ft. Hundreds of Thousands of Dollars spent on Built ins Upgrades, California Wardrobe closets throughout, 68 inch fridge, Highest Tech Night Lighting, Expoy Floor, Wall Mounted Washrms, Dream Kitchen with separate Spice Kitchen - 3,550 heated sq ft above ground plus also above ground approx 375 sq ft of sunroom which is heated when doors open, 1,605 sq. ft basement dev., + 5 car attached garage fully fin (approx 50 x 28 ft), entertainment covered deck. SEPARATE Entrance to Bsmt. City water & sewer, 1 acre, 8 min to WEM, paved rd to door. Vaulted soaring ceiling, open modern contemporary rich custom 4 bedrooms 2nd storey w access to deck balconies, 3 washrooms + laundry room. Stately primary bedroom with lavish spa ensuite, main floor bedroom & full washroom, 1 more bsmt bedrm, 6 bedrms - 5 washrms total - Theatre Room, Flex Gym-Den - Landscaping As Is. Quick Possession, Photos are actual & Rendering

Built in 2025

## **Essential Information**



MLS® #	E4412625
Price	\$1,600,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,988
Acres	1.00
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	53 26409 Twp Rd 532a
Area	Rural Parkland County
Subdivision	Spring Meadow Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 0W7

### Amenities

Features	Ceiling 10 ft., Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Vaulted Ceiling, See Remarks
Parking Spaces	10

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Environmental Reserve, Flat Site, Fruit Trees/Shrubs, Golf

Nearby, Not Landscaped, See Remarks, Partially Fenced

Construction Wood

Foundation Concrete Perimeter

### Additional Information

Date Listed November 3rd, 2024

Days on Market 317

Zoning Zone 70

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