



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4962 Riverside Drive
Out of Province_Alberta, British Columbia

MLS # A2240327



\$1,145,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,799 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, W		
Lot Size:	0.24 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Level, On Golf Course		

Heating:	High Efficiency	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-1
Foundation:	Other, Slab	Utilities:	Cable Connected, Electricity Connected
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Wake up to the Rockies every morning. This custom-built luxury residence sits along Riverside Golf Course, designed to celebrate light, views, and effortless living. Every room captures sweeping Rocky Mountain vistas through expansive triple-pane windows, drawing nature into your home year-round. The heart of the home is the open-concept living area—warm, welcoming, and crafted for connection. Designer gold-accent lighting, a custom mantle, and Valentino Empress Quartz surfaces add quiet sophistication, while the gourmet Bosch kitchen (double ovens + induction cooktop) invites memorable dinners, Sunday brunches, and late-night conversations around the island. The primary suite is pure retreat: wake up to sunlit peaks, enjoy the privacy of a walk-in closet, and unwind in a spa-inspired ensuite with dual sinks and elegant finishes. A separate guest wing offers two additional bedrooms, a full bath, and a private lounge area—ideal for family visits, hobbies, or multi-generational living. Energy efficiency and comfort come built in. Durable Allura exterior siding, Timberstone accents, triple-pane Plygem windows, and a transferable builder warranty ensure long-term peace of mind. Outdoor living is effortless with an oversized covered deck (over 330 sq ft), where you can watch nature pass by, sip your morning coffee, or take in the golden hour over the mountains. A rare opportunity to live every season in the Columbia Valley—beautifully. Move-in ready. No GST.