



GRASSROOTS
REALTY GROUP

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4962 Riverside Drive
Out of Province_Alberta, British Columbia

MLS # A2240327



\$1,195,000

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		

Custom Mountain Modern Luxury Home in Fairmont Hot Springs This one-of-a-kind masterpiece is the definition of luxury living in the heart of the Rocky Mountains. With panoramic golf course and mountain views, this impeccably crafted home blends timeless elegance with cutting-edge efficiency. Inside, you'll be welcomed by a bright open-concept layout adorned with gold-accent designer lighting, a custom fireplace mantle, and expansive windows dressed in custom Bali coverings. The space flows seamlessly into the gourmet kitchen, with high-end Bosch appliances, including double ovens and induction cooktop, this is a chef's dream kitchen. Not to mention the Valentino Empress Quartz countertops & vanities throughout. The primary suite offers tranquility and style, featuring a walk-in closet, spa-inspired ensuite with his-and-hers sinks, all with breathtaking views. A separate guest wing includes two bedrooms, a full bath, and retreat for ultimate privacy. This home is equipped with a 96% efficient Lennox furnace, heat pump, built-in humidifier and air purifier, Honeywell Wi-Fi thermostat, reverse osmosis and water softener, and triple-pane Plygem windows throughout. Enjoy outdoor living on the 330+ sq ft covered deck with Deksmart vinyl flooring, propane BBQ hookup, Allura lap siding and Timberstone accents surrounded by professional landscaping. Transferrable builder warranty. This is not just a home — it's a lifestyle of effortless elegance. Built by New Dawn Developments