

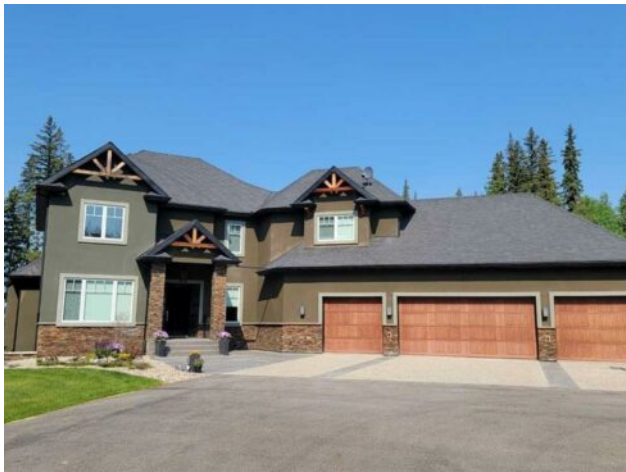


GRASSROOTS
REALTY GROUP

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4, 165111 Township Road 532A
Rural Yellowhead County, Alberta

MLS # A2245331



\$1,750,000

Division:	Lobstick Resort		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,497 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Quad or More Attached		
Lot Size:	6.47 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

Heating: In Floor, Forced Air, Natural Gas

Water: Well

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Holding Tank, Mound Septic, Septic System

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Wood Frame

Zoning: CRD

Foundation: Poured Concrete

Utilities: -

Features: Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sauna, Smart Home, Sump Pump(s), Walk-In Closet(s)

Inclusions: None

Welcome to this breathtaking custom-built executive home perched above the McLeod River in the exclusive River Ridge Estates. Set on over 6 acres of meticulously landscaped property, this architectural gem offers the perfect balance of luxury, comfort, and function—just 3 km from town with a fully paved driveway to your doorstep. This modern, professionally designed open-concept layout brings family and friends together while still offering quiet spaces for work and retreat. The great room boasts rich hardwood floors and expansive wall-to-wall windows framing panoramic views of the river. A chef's dream kitchen centers around 20' granite-topped island with bar seating, built-in appliances, an oversized walk-through pantry, and a sunlit dining area. The adjacent living area is anchored by a sleek gas fireplace and large-screen TV—ideal for cozy nights or lively gatherings. Step out onto the spacious deck to enjoy BBQs, evening lounging, and stunning sunsets over the river valley. A dedicated home office with French doors off the foyer ensures a private, productive workspace, while a generous mudroom connects directly to a massive 4-car heated garage—complete with a car lift to accommodate up to 5 vehicles. Upstairs, the serene primary suite captures tranquil river views and features a spa-inspired ensuite with dual vanities, a steam shower, soaker tub, and a custom walk-through closet. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry room round out the upper level, while the bonus room above the garage doubles as a home theatre and includes a hidden storage space for extra fun. The fully finished walk-out basement is an entertainer's dream, boasting heated tiled floors, a spacious lounge area, games space, full wet bar, wine room, and a 4th bedroom. Finally unwind in

the luxurious spa bathroom with steam shower and 3-personsauna. Engineered for year-round comfort, this super-insulated home features in-floor heating, dual high-efficiency furnaces, two steam humidifiers, and central air conditioning. A separate heated 40' garage enhances the property's versatility with its own 2-piece bathroom, 220V outlet, stainless steel workbench, floor drain, and mezzanine storage — the perfect space for your next project. The gated winding driveway ensures privacy and leads to a beautifully landscaped yard designed for both relaxation and play. Multiple seating areas overlook the river, while kids of all ages will love the powered treehouse perched above an aerated trout pond with a sandy beach, waterfall, and treed firepit area. Outdoor lighting highlights the home, yard, driveway, and pond for magical evenings under the stars. With a 50-amp RV hookup, hosting guests is effortless. This one-of-a-kind riverfront retreat is the ultimate expression of luxury living in nature — private, peaceful, and only minutes from town.