



6, 16511 532A Township Road
Rural Yellowhead County, Alberta

MLS # A2144257



\$1,490,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,746 sq.ft.	Age:	2009 (15 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Asphalt, Electric Gate, Gated, Heated Garage, Oversized, Parking Pad, Paved		
Lot Size:	5.16 Acres		
Lot Feat:	Creek/River/Stream/Pond, Lawn, Landscaped, Many Trees, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Cork, Hardwood, Tile	Sewer:	Engineered Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	18-53-16-W5
Exterior:	See Remarks	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting		
Inclusions:	Beverage fridge, Gate Opener and Remote(s), Sound System, Shed		

Looking to define quiet sophistication? #6 River Ridge is the epitome, with its high end finishes and exquisite craftsmanship. As soon as you pass through the electronic gate and drive down the treed driveway (paved) you'll feel your heart rate slow and the calm set in. This stunning home and its 6047 sqft of living space is nestled among the trees on 5.16 acres perched on the banks of the glorious McLeod River. The home is clad with James Hardi siding with timber accents. Enjoying the outdoors and soaking up nature is a pivotal theme of this property, from the endless windows, warm natural colour palette, rich woods, to the incredible outdoor living space. The exterior of this home is ideal for catching up with your loved ones, with its covered east facing front porch and the huge rear west facing deck. The rear deck was replaced with cedar in September of 2023 and has glass railing to allow for unobstructed views of the yard and river. The sunroom is a spectacular place to extend your outdoor living with its wood burning fireplace, this space also has a stunning elk antler chandelier. Upon entering the home you are greeted by a large foyer and a view of the show stopping solid fir staircase. The over-sized chefs kitchen has a pantry, plenty of cabinets, a large island, granite countertops and a professional style gas range with a double oven. All kitchen appliances are JennAir. The Large dining room can accommodate all of the family holidays. Speaking of entertaining, this home is wired with a sound system, speakers are located throughout the house, garage and on all deck areas. The sound system can connect to satellite radio or your phone via bluetooth. The wow factor is really elevated in the living room with its wall of windows, natural stone fireplace, hand scraped distressed hickory flooring and the breathtaking solid fir beams. The primary suite is also located on the

mainfloor, it is spacious with amazing views from the two walls of windows. The primary en-suite will send you straight into that zen frame of mind with its multi jet shower and large jetted tub. Vanity has double sinks with marble countertops. The primary suite also has a huge walk-in closet with California Closet custom organizers (in all closets). The upper level is home to two large bedrooms, bathroom and large living room with sweeping views of the main floor. The walk out is home to the recreation room, two bedrooms (one boasting an en-suite), a 4pc bathroom, theater room, 2pc bathroom and a large storage room. The basement has access to the covered patio and hot tub. There is in-floor heating throughout the basement, garage, kitchen and bathrooms. Oversized triple garage is wired for 220. The seller cleared and graveled an area for a shop , completed in 2022 with geomatting, weeping tile and matting and 1.25" crush gravel (100 + loads). Other upgrades include: on demand hot water (Jan. 2024), the larger of the two central A/C unit (2023). This home is not to be missed!