



**GRASSROOTS**  
REALTY GROUP

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194, 52319 Range Road 231 Range  
Rural Strathcona County, Alberta

MLS # A2155657



**\$2,000,000**

<b>Division:</b>	Executive Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,500 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Asphalt, Electric Gate, Heated Garage, Insulated, Oversized, See Remarks, T		
<b>Lot Size:</b>	3.46 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s)		

**Heating:** Boiler, In Floor, Forced Air, Natural Gas

**Water:** Public

**Floors:** Ceramic Tile, Hardwood, Slate

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Separate/Exterior Entry, Finished, Full

**LLD:** 24-52-23-W4

**Exterior:** Brick, Concrete, Stucco, Wood Frame

**Zoning:** CR

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Your private palace has arrived! Welcome to executive estates, located on pavement and mins to Sherwood park. The qualify of this beautiful home will stun you. The large entry leads into the open concept living, dining and kitchen on the main floor with gleaming hardwood, beautiful natural light and views of the manicured yard and waterfall. The kitchen is spacious and luxury embodied, with the stone countertops, matching backsplash and high end appliances. The master bedroom with ensuite and walk in closet are fit for royalty. The fully finished walkout basement that boasts entertaining room, bar, library/den, exercise room, another bedroom and an office, all with slate flooring and timeless elegance. The bathrooms will make you feel like you are in a French chateau. This home needs to be seen to to be believed. Your royal estate awaits!