

Courtesy Of Mani Bagga and Shivani Bagga Of Royal Lepage Magna

# \$1,598,800 - 36-51025 Rr 222, Rural Strathcona County

MLS® #E4410718

**\$1,598,800**

9 Bedroom, 8.50 Bathroom, 6,948 sqft

Rural on 0.50 Acres

West Bear Haven, Rural Strathcona County,  
AB

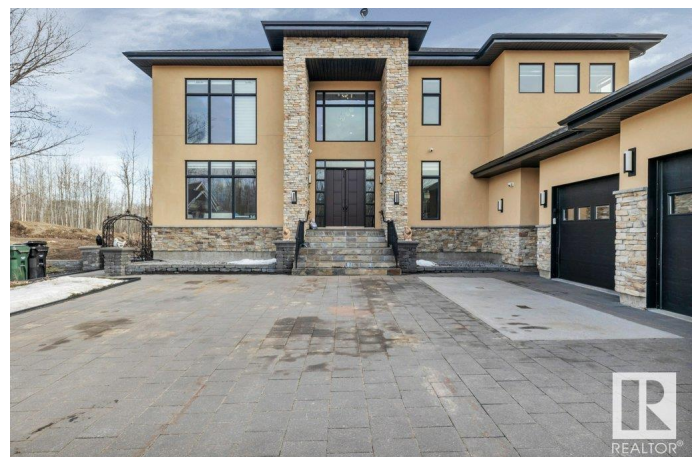
Enter this Sherwood Park gem in West Bear Haven, a gated enclave of luxury. Spanning over 10,500 sqft with 9 bedrooms, 7 ensuite baths, and thoughtful amenities like an elevator and 4 fireplaces, it epitomizes comfort and class. The welcoming foyer leads to a formal living area with high ceilings, a fireplace, and expansive windows. Features include a gourmet kitchen with SS appliances, a sizable pantry, a breakfast nook, and VIEWS OF THE GOLF COURSE from an additional dining space. Solid wood cabinetry and an AQUARIUM add unique touches. The landscaped backyard offers privacy amidst nature. The great room, with its stone fireplace, provides VIEWS OF THE SERENE GREEN VISTAS. The main-level primary bedroom is a retreat with a fireplace and a spa-like bath. Upstairs, find bedrooms with private baths, balconies, a library, bonus room, and loft. The lower level boasts a gym and SUNDECK. Experience unparalleled living in this beautifully designed home. SELLER OFFERS \$10K CREDIT FOR INTERIOR UPGRADES!

Built in 2005

## Essential Information

MLS® #

E4410718



Price	\$1,598,800
Bedrooms	9
Bathrooms	8.50
Full Baths	8
Half Baths	1
Square Footage	6,948
Acres	0.50
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	36-51025 Rr 222
Area	Rural Strathcona County
Subdivision	West Bear Haven
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8C 1J5

### **Amenities**

Features	Air Conditioner, Closet Organizers, Deck, Exercise Room, Parking-Extra, Walkout Basement, Wet Bar, See Remarks
Parking Spaces	10

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Backs Onto Park/Trees, Fruit Trees/Shrubs, Gated Community, Golf Nearby, Landscaped, Ravine View, Treed Lot, See

	Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 17th, 2024
Days on Market	168
Zoning	Zone 80
HOA Fees	200
HOA Fees Freq.	Monthly

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Listing information last updated on April 3rd, 2025 at 1:47am MDT