

Courtesy Of Jacob Coscarella Of Lux Real Estate Inc

\$1,299,999 - 117 25122 Sturgeon Road, Rural Sturgeon County

MLS® #E4417415

\$1,299,999

3 Bedroom, 2.50 Bathroom, 2,867 sqft
Rural on 0.15 Acres

River's Gate, Rural Sturgeon County, AB

West Signature Homes presents a nearly 2,900 SF two-storey home, expertly crafted with thoughtful design, handpicked designer finishes, and an oversized triple car garage, located in the sought-after neighbourhood of River's Gate. The main floor, spanning nearly 1,400 SF, invites you in with a sunken foyer and an open-concept layout that radiates natural light through expansive windows. The family room, designed for comfort and relaxation, flows seamlessly into the entertainerâ€™s kitchen, featuring a coffee bar, a large walk-in pantry, and direct access to the mudroom. A dining room provides the perfect space for gatherings, while a refined half bath and the option of an office or wine cellar add versatility. 20-foot ceilings lead upstairs to a vaulted bonus room. This level also includes a laundry room with sink, two bedrooms, and a 5-piece bath. The primary suite is a true retreat, showcasing a vaulted ceiling, a spacious walk-in closet, and luxurious 5-piece ensuite. Finishes may vary and be customized.

Built in 2025

Essential Information

MLS® #

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KEY FEATURES

- ATTACHED TRIPLE CAR OVERSIZED GARAGE
- 10' MAIN FLOOR CEILING HEIGHT
- OPEN TO ABOVE TALL WALLS
- 9' SECOND FLOOR CEILING HEIGHT
- 8' INTERIOR AND EXTERIOR DOOR HEIGHTS
- VAULTED BONUS ROOM AND PRIMARY BEDROOM
- PREMIUM APPLIANCE PACKAGE UPGRADE
- PREMIUM CUSTOM CABINETRY
- COFFEE BAR WITH WALK IN PANTRY
- FULL QUARTZ COUNTERTOPS
- QUARTZ BACKSPLASH
- DESIGNER LIGHTING PACKAGE
- DESIGNER PLUMBING PACKAGE
- MAIN FLOOR OFFICE OR WINE CELLAR
- FEATURE GAS FIREPLACE

- PRIMARY BEDROOM WITH LARGE CUSTOM BUILT-IN WALK IN CLOSET
- 5-PIECE ENSUITE BATHROOM WITH FREESTANDING TUB
- LAUNDRY ROOM WITH SINK
- OPTIONAL FINISHED BASEMENT TO CLIENT PREFERENCE
- PREMIUM BLACK TRIM WINDOWS, INTERIOR & EXTERIOR
- PREMIUM EXTERIOR PACKAGE, STUCCO AND STONE
- A/C AND GARAGE HEATER
- 9' TALL GARAGE DOORS
- LARGE 2ND AND 3RD BEDROOMS WITH CUSTOM BUILT-IN CLOSETS
- 5-PIECE BATHROOM INCLUDING A DOUBLE VANITY
- DESIGNER TILE
- DESIGNER VINYL PLANK



Price	\$1,299,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,867
Acres	0.15
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	117 25122 Sturgeon Road
Area	Rural Sturgeon County
Subdivision	River's Gate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1S6

Amenities

Features	On Street Parking, Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, Vaulted Ceiling, See Remarks, Natural Gas BBQ Hookup
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 9th, 2025
Days on Market	86
Zoning	Zone 60
HOA Fees	413.6
HOA Fees Freq.	Annually

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Listing information last updated on April 4th, 2025 at 10:17pm MDT