

# **\$804,900 - 16 53407 Rge Road 30, Rural Parkland County**

MLS® #E4423409

**\$804,900**

4 Bedroom, 2.50 Bathroom, 1,938 sqft  
Rural on 3.58 Acres

Canterbury Estates, Rural Parkland County,  
AB

CALM, COOL, COLLECTED AND CUSTOM BUILT IN CANTERBURY ESTATES!! This fully dev. 2012 Hillside Bungalow offers an exceptional amount of space (Over 3788 Sq/ft) with a picturesque oasis of privacy (3.58 Acres). Situated in the heart of the community, roughly 2000 Sq/Ft of exposed aggregate (with stamped concrete border) await your arrival. The front door porch entrance embraces you with a beautiful vaulted open concept kitchen/living room layout complete with den, eating nook, pantry, and access to the oversized DBL garage. A lush primary bedroom, fit for royalty, provides stunning views, ample closet space, and a 4pc ensuite with jet soaker tub. The rest of the main offers a 2nd bedroom and 1/2 bath. No amount of unabashed vocabulary can describe the dev. basement. It must be seen to truly appreciate the 2 large additional BR's, 4pc bath, family room, gym, mechanical room, and theatre: The upgrades are plentiful and all whilst backing a Wildlife Reserve! MAKE THIS YOUR SERENITY NOW!!

Built in 2012

## **Essential Information**



MLS® #	E4423409
Price	\$804,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,938
Acres	3.58
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	16 53407 Rge Road 30
Area	Rural Parkland County
Subdivision	Canterbury Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E4

### Amenities

Features	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Exercise Room, Front Porch, Hot Water Natural Gas, Insulation-Upgraded, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Vacuum System-Roughed-In, HRV System, 9 ft. Basement Ceiling
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### Interior

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

### Exterior

Exterior	Wood
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Exterior Features Environmental Reserve, Fenced, Golf Nearby, Hillside, Landscaped, Park/Reserve  
Construction Wood  
Foundation Concrete Perimeter, Insulated Concrete Form

### **Additional Information**

Date Listed February 28th, 2025  
Days on Market 34  
Zoning Zone 70

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Listing information last updated on April 3rd, 2025 at 2:47am MDT