

# **\$1,500,000 - 2 53120 Rge Road 15, Rural Parkland County**

MLS® #E4424603

**\$1,500,000**

5 Bedroom, 4.00 Bathroom, 2,949 sqft

Rural on 2.02 Acres

The Views at Willow Peak, Rural Parkland County, AB

Executive Walkout Bungalow & Attached Quad Garage (56x28, infloor heat, 220V, H&C water, 11&12'™ ceiling) on 2.02 acres in The Views at Willow Peak subdivision, 9km west of Stony. 2954 sqft (+ full basement) home w/ central AC, 9'™ ceilings, Control4 home media centre, RO water & many high-end features throughout. Living room w/ double-sided fireplace. Gourmet kitchen w/ two-tier eat-up island, Sub-Zero fridge, Wolf range w/ pot filler, coffee station & walk-through pantry. Owner's suite w/ deck access, double-sided fireplace, walk-in closet & 6-pc ensuite w/ hydro-thermal massage tub & steam/rain shower w/ body jets. Also on the main: 2nd bedroom, laundry room w/ sink, 4-pc bath, large mudroom & 2-pc bath off garage entrance. Downstairs: 2 bedrooms w/ 5-pc Jack & Jill ensuite, family room w/ gas fireplace, rec room w/ full wet bar & wine cellar, theatre room, gym & 2-pc bath. Outside: deck, patio, hot tub; fully fenced, secured w/ cameras & powered gate to the paved drive. Private location 5 min to town.

Built in 2012

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4424603               |
| Price          | \$1,500,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 2,949                  |
| Acres          | 2.02                   |
| Year Built     | 2012                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2 53120 Rge Road 15      |
| Area        | Rural Parkland County    |
| Subdivision | The Views at Willow Peak |
| City        | Rural Parkland County    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T7Y 2E4                  |

### Amenities

|                |  |
|----------------|--|
| Features       | Air Conditioner, Bar, Ceiling 9 ft., Deck, Dog Run-Fenced In, Exercise Room, Hot Tub, No Smoking Home, Patio, R.V. Storage, Sauna; Swirlpool; Steam, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling |
| Parking Spaces | 8  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Heating           | Forced Air-1, In Floor Heat System, Electric, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |      |
|----------|------|
| Exterior | Wood |
|----------|------|

|                   |  |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Golf Nearby, Landscaped, No Back Lane, Private Setting, Schools, Shopping Nearby, Treed Lot |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 61              |
| Zoning         | Zone 90         |

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Listing information last updated on May 7th, 2025 at 1:47am MDT