

Courtesy Of Tristan Jones Of Century 21 Masters

# **\$1,349,999 - 70 Viscount Crescent, Rural Sturgeon County**

MLS® #E4445273

**\$1,349,999**

5 Bedroom, 3.50 Bathroom, 5,489 sqft

Rural on 1.11 Acres

Upper Viscount Estate, Rural Sturgeon County, AB

Welcome to your own private escape! This beautiful 1.1-acre estate offers the perfect balance of space, comfort, tranquility and charm. Classic and unique, this home sits like a castle, surrounded by mature trees, decks, a gazebo, and a completely private backyard. This home feels like your own hidden haven. Inside, at 5400+ Sq ft above grade and over 7000 total sq ft, there's room for everyone with 5 bedrooms, 4 bathrooms, 4 living areas, 4 fireplaces and a spacious kitchen designed for both everyday life and entertaining. A 3rd storey loft and huge great room are among the many areas that provide ideal space for kids and adults alike. Extras like the steam sauna, dry sauna, outdoor basketball court, play area and roughed-in indoor hot tub offer resort-style potential. Whether you're ready to bring the pool or hot tub potential to life or simply enjoy the expansive, beautiful space as is, this home gives you the flexibility to choose. This is an amazing home with a "Wow" factor, a definite must to see.

Built in 1977

## **Essential Information**

MLS® # E4445273



Price	\$1,349,999
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	5,489
Acres	1.11
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	70 Viscount Crescent
Area	Rural Sturgeon County
Subdivision	Upper Viscount Estate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0E1

### Amenities

Features	Deck, Detectors Smoke, Exterior Walls- 2"x6", Gazebo, Vaulted Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 30th, 2025

Days on Market 28

Zoning Zone 60

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