



GRASSROOTS
REALTY GROUP

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4, 16511 532A Township
Rural Yellowhead County, Alberta

MLS # A2330349



\$1,599,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,497 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Quad or More Attached, RV Access		
Lot Size:	6.47 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

Heating: In Floor, Floor Furnace, Forced Air, Natural Gas

Water: Well

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Septic System

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Stucco, Wood Frame, Wood Siding

Zoning: CRD

Foundation: Poured Concrete

Utilities: -

Features: Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sauna, Smart Home, Steam Room, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: none

Welcome to this breathtaking custom-built executive home situated above the McLeod River in the exclusive River Ridge Estates. Set on 6.47 acres of meticulously landscaped property, this architectural gem offers the perfect balance of luxury, comfort, and function, just 3 km from town with a fully paved private driveway to your doorstep. This modern, professionally designed open-concept layout brings family and friends together while still offering quiet spaces for work and retreat. The great room boasts rich hardwood floors and expansive wall-to-wall windows framing panoramic views of the river. A chef's dream kitchen centers around a 20-foot granite-topped island with bar seating, built-in appliances, an oversized walk-through "butlers" pantry, and a sunlit dining area. The adjacent living area is anchored by a sleek gas fireplace and large-screen TV, ideal for cozy nights or lively gatherings. Step out onto the spacious deck to enjoy BBQs, evening lounging, and stunning sunsets over the river valley. A dedicated home office with French doors off the foyer ensures a private, productive workspace, while a generous mudroom connects directly to a massive heated 4-car garage complete with a car lift to accommodate up to 5 vehicles. Upstairs, the serene primary suite captures soothing river views and features a spa-inspired ensuite with dual vanities, a steam shower, soaker tub, and a custom walk-through closet. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry room round out the upper level, while the bonus room above the garage doubles as a home theatre and includes a hidden storage space for extra fun. The fully finished walk-out basement is an entertainer's dream, boasting heated tile floors, a spacious lounge and games area, a full wet bar, wine room, and a fourth bedroom. Finally, unwind in the luxurious spa bathroom with a

steam shower and 3-person sauna. Engineered for year-round comfort, this super-insulated home features in-floor heating, dual high-efficiency furnaces, two steam humidifiers, and central air conditioning. A separate heated 40-foot garage enhances the property's versatility with its own 2-piece bathroom, 220V outlet, stainless steel workbench, floor drain, and mezzanine storage—the perfect space for your next project. The gated winding driveway ensures privacy and leads to a beautifully landscaped yard designed for both relaxation and play. Multiple seating areas overlook the river, while kids of all ages will love the powered treehouse perched above an aerated trout pond with a sandy beach, waterfall, and treed firepit area. Outdoor lighting highlights the home, yard, driveway, and pond for magical evenings under the stars. With a 50-amp RV hookup, hosting guests is effortless. This one-of-a-kind riverfront retreat is the ultimate expression of luxury living in nature—private, peaceful, and only minutes from town.