

# \$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.



### 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

Built in 2025

## Essential Information

MLS® # E4417415



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	100
Zoning	Zone 60
HOA Fees	413.6
HOA Fees Freq.	Annually

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