

# **\$1,448,000 - 37 26321 Highway 627, Rural Parkland County**

MLS® #E4431285

**\$1,448,000**

5 Bedroom, 4.50 Bathroom, 2,954 sqft

Rural on 2.45 Acres

Sprucehill Park, Rural Parkland County, AB

Discover an exquisite executive custom bungalow nestled on 2.45 treed acres, just minutes from Edmonton. This stunning home features soaring ceilings and expansive windows that highlight the beautiful grounds, creating a bright and inviting atmosphere. The main floor, expertly renovated by Weaver Design, boasts a chef-style kitchen w/ updated cabinetry, granite countertops, & stainless steel appliances. Enjoy seamless entertaining in the open-concept living room, formal dining area, & family room. The primary suite is a serene retreat with a fireplace, deck access, & a reno'd spa-inspired ensuite w/ a walk-in closet. Also includes a second bedroom, office, laundry, & bathroom leading to a hot tub. The fully finished basement offers 3 more bedrooms, a full kitchen, games & theater rooms, exercise area, & bathrooms. Both levels access 4 car garage w/ infloor heat. Outside, relax around the firepit or on the expansive deck & patio, complementing the luxurious indoor spaces & exceptional location.

Built in 2006

## **Essential Information**

MLS® # E4431285

Price \$1,448,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,954                  |
| Acres          | 2.45                   |
| Year Built     | 2006                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 37 26321 Hghway 627   |
| Area        | Rural Parkland County |
| Subdivision | Sprucehill Park       |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1C7               |

### Amenities

|                |  |
|----------------|--|
| Features       | Air Conditioner, Deck, Hot Tub, Walkout Basement |
| Parking Spaces | 8  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Landscaped, No Through Road, Private Setting, Treed Lot, See Remarks |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            April 17th, 2025  
Days on Market       114  
Zoning                 Zone 90

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