

# **\$1,475,000 - 15 27320 Twp Road 534, Rural Parkland County**

MLS® #E4436612

**\$1,475,000**

5 Bedroom, 4.00 Bathroom, 2,880 sqft

Rural on 1.98 Acres

Southview Ridge (Parkland), Rural Parkland County, AB

5 minutes north of Spruce Grove in a prestigious enclave of executive homes, this exquisite walk out bungalow offers nearly 6,000 sqft of living space on 2 manicured acres. Crafted with meticulous attention to detail, the home showcases rich oiled maple hardwood, custom cabinetry throughout—including a hidden TV feature, a stunning double-sided fireplace shared by the spa-like 6-piece ensuite. This home is complete with a custom wine cellar and wine tasting room with live edge countertops and surround sound throughout, inside and out. The gourmet kitchen is a chef's dream, featuring a gas countertop stove, leathered island, double wall oven, butler's pantry, walk-through pantry with a coffee bar and wine fridge. With 5 bedrooms, den, media, recreation rooms, and a private wing with 2 bedrooms and a 4-piece bath—ideal as a guest suite or could be converted to a bonus room; this home is designed for both family living and entertaining. Enjoy the 10 person hot tub and walk-out basement to covered deck.

Built in 2013

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4436612               |
| Price          | \$1,475,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 2,880                  |
| Acres          | 1.98                   |
| Year Built     | 2013                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 15 27320 Twp Road 534      |
| Area        | Rural Parkland County      |
| Subdivision | Southview Ridge (Parkland) |
| City        | Rural Parkland County      |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T7X 3R9                    |

### Amenities

|                |  |
|----------------|--|
| Features       | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Fire Pit, Hot Tub, Hot Water Tankless, No Smoking Home, R.V. Storage, Vinyl Windows, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling |
| Parking Spaces | 8  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                  |

### Exterior

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

|                   |  |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Landscaped, Level Land, No Back Lane, Paved Lane, Recreation Use, Schools, Shopping Nearby |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 5              |
| Zoning         | Zone 70        |

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Listing information last updated on May 20th, 2025 at 7:47pm MDT