

# **\$1,425,000 - 2 53120 Rge Road 15, Rural Parkland County**

MLS® #E4440045

**\$1,425,000**

5 Bedroom, 4.00 Bathroom, 2,949 sqft

Rural on 2.02 Acres

The Views at Willow Peak, Rural Parkland County, AB

Executive Walkout Bungalow & Attached Quad Garage (56x28, infloor heat, 220V, H&C water, 11&12'™ ceiling) on 2.02 acres in The Views at Willow Peak subdivision, 9km west of Stony. 2954 sqft (+ full basement) home w/ central AC, 9'™ ceilings, Control4 home media centre, RO water & many high-end features throughout. Living room w/ double-sided fireplace. Gourmet kitchen w/ two-tier eat-up island, Sub-Zero fridge, Wolf range w/ pot filler, coffee station & walk-through pantry. Owner's suite w/ deck access, double-sided fireplace, walk-in closet & 6-pc ensuite w/ hydro-thermal massage tub & steam/rain shower w/ body jets. Also on the main: 2nd bedroom, laundry room w/ sink, 4-pc bath, large mudroom & 2-pc bath off garage entrance. Downstairs: 2 bedrooms w/ 5-pc Jack & Jill ensuite, family room w/ gas fireplace, rec room w/ full wet bar & wine cellar, theatre room, gym & 2-pc bath. Outside: deck, patio, hot tub; fully fenced, secured w/ cameras & powered gate to the paved drive. Private location 5 min to town.

Built in 2012

## **Essential Information**



MLS® #	E4440045
Price	\$1,425,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,949
Acres	2.02
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	2 53120 Rge Road 15
Area	Rural Parkland County
Subdivision	The Views at Willow Peak
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2E4

### **Amenities**

Features	Air Conditioner, Bar, Ceiling 9 ft., Deck, Dog Run-Fenced In, Exercise Room, Hot Tub, No Smoking Home, Patio, R.V. Storage, Sauna; Swirlpool; Steam, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling
Parking Spaces	6

### **Interior**

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

### **Exterior**

Exterior	Wood
----------	------

Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Golf Nearby, Landscaped, No Back Lane, Private Setting, Schools, Shopping Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	68
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 10th, 2025 at 11:02am MDT