

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

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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
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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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