# \$1,194,800 - 74 53302 261 Range Road, Rural Parkland County

MLS® #E4442836

\$1,194,800

5 Bedroom, 3.50 Bathroom, 3,477 sqft Rural on 0.60 Acres

Lakeshore Estates, Rural Parkland County, AB

Welcome to Lakeshore Estates! This stunning Luxury Country Residential Estate is all elegance meets tranquility. Nestled amidst mature trees w/ breathtaking LAKE VIEWS & SKYLINE VISTAS, this expansive home offers over 5,100 sqft of total living space! The fover leads you to a bright & spacious living area w/ floor to ceiling picture windows, a marble surround fireplace & 20 ft ceilings! The FORMAL DINING ROOM & FAMILY ROOM exudes timeless elegance, anchored by its striking arch ways for architectural grandeur & sophistication. The gourmet kitchen is a chef's dream, featuring premium appliances, a WALK-IN PANTRY, BREAKFAST NOOK, **QUARTZ COUNTERTOPS & CUSTOM** BACKSPLASH!. A main floor laundry room & powder room complete this level. The split stairway leads you to Upstairs, you'll find 4 large bedrooms w/ the primary suite complete w/ a luxurious 5-piece ensuite bath! Step outside to your private, fully fenced backyarda true haven surrounded by towering trees. And featuring A TRIPLE GARAGE W/RV PARKING!







Built in 2002

#### **Essential Information**

MLS® # E4442836 Price \$1,194,800

Bedrooms 5
Bathrooms 3.50
Full Baths 3
Half Baths 1

Square Footage 3,477
Acres 0.60
Year Built 2002
Type Rural

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 74 53302 261 Range Road

Area Rural Parkland County

Subdivision Lakeshore Estates

City Rural Parkland County

County ALBERTA

Province AB

Postal Code T7Y 1A7

### **Amenities**

Features Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke,

Exercise Room, Fire Pit, Gazebo, Hot Tub, Hot Water Natural Gas, Patio, Smart/Program. Thermostat, R.V. Storage, Sprinkler System-Fire,

Sprinkler Sys-Underground, Wet Bar

Parking Spaces 8

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-2, Natural Gas

Fireplace Yes
Stories 3
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Corner Lot, Fenced, Lake View, Landscaped, Low Maintenance

Landscape, No Back Lane, Park/Reserve, Playground Nearby, Ravine

View

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 17th, 2025

Days on Market 127

Zoning Zone 70

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