

# **\$1,099,999 - 43 26323 Twp Road 532 A, Rural Parkland County**

MLS® #E4418762

**\$1,099,999**

4 Bedroom, 4.00 Bathroom, 2,282 sqft

Rural on 1.15 Acres

Royal Spring Estates, Rural Parkland County,  
AB

Custom built home with top quality materials and workmanship. it offers heated floors, 2 fireplaces, spiral staircase, 4 car attached oversize garage with heated floors, drainage, water, 220w power, and 3pc bath. Walls have spray foam. Fully finished forced walk out basement and a large deck. This home have to be seen to be fully appreciated.

Built in 2007

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4418762               |
| Price          | \$1,099,999            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,282                  |
| Acres          | 1.15                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## **Community Information**



|             |                         |
|-------------|-------------------------|
| Address     | 43 26323 Twp Road 532 A |
| Area        | Rural Parkland County   |
| Subdivision | Royal Spring Estates    |
| City        | Rural Parkland County   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7X 4M1                 |

### **Amenities**

|          |   |
|----------|---|
| Features | Ceiling 9 ft., Deck, Exercise Room, No Smoking Home, Recreation Room/Centre, Walkout Basement, Wet Bar, Workshop, See Remarks |
|----------|---|

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Cul-De-Sac, Golf Nearby, Landscaped, No Back Lane, No Through Road, Subdividable Lot, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2024 |
| Days on Market | 173                |
| Zoning         | Zone 70            |

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