

# **\$1,448,000 - 37 26321 Highway 627, Rural Parkland County**

MLS® #E4431285

**\$1,448,000**

5 Bedroom, 4.50 Bathroom, 2,954 sqft

Rural on 2.45 Acres

Sprucehill Park, Rural Parkland County, AB

Discover an exquisite executive custom bungalow nestled on 2.45 treed acres, just minutes from Edmonton. This stunning home features soaring ceilings and expansive windows that highlight the beautiful grounds, creating a bright and inviting atmosphere. The main floor, expertly renovated by Weaver Design, boasts a chef-style kitchen w/ updated cabinetry, granite countertops, & stainless steel appliances. Enjoy seamless entertaining in the open-concept living room, formal dining area, & family room. The primary suite is a serene retreat with a fireplace, deck access, & a reno'd spa-inspired ensuite w/ a walk-in closet. Also includes a second bedroom, office, laundry, & bathroom leading to a hot tub. The fully finished basement offers 3 more bedrooms, a full kitchen, games & theater rooms, exercise area, & bathrooms. Both levels access 4 car garage w/ infloor heat. Outside, relax around the firepit or on the expansive deck & patio, complementing the luxurious indoor spaces & exceptional location.

Built in 2006

## **Essential Information**

MLS® # E4431285

Price \$1,448,000



Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,954
Acres	2.45
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	37 26321 Hghway 627
Area	Rural Parkland County
Subdivision	Sprucehill Park
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1C7

### **Amenities**

Features	Air Conditioner, Deck, Hot Tub, Walkout Basement
Parking Spaces	8

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Landscaped, No Through Road, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 17th, 2025  
Days on Market       2  
Zoning                 Zone 90

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