

# **\$1,175,000 - #27 51222 Rge Road 260, Rural Parkland County**

MLS® #E4449397

**\$1,175,000**

5 Bedroom, 4.00 Bathroom, 3,313 sqft

Rural on 2.62 Acres

Winterridge Estates, Rural Parkland County, AB

Welcome home to this CUSTOM BUILT 2-Storey on 2.62 ACRES in prestigious Winterridge Estates. Featuring 5 BEDROOMS and 4 BATHROOMS this home blends upscale comfort & serene outdoor living. Spacious open-concept floorplan boasts CENTRAL A/C, vaulted ceilings & abundance of natural light. Chef's kitchen features premium appliances, granite countertops & large island that seamlessly flows into dining/living areas. Work from home in the private main-floor den, while a massive bonus room provides the perfect space for a playroom or second lounge. The huge primary suite boasts a spa-like ensuite & walk-in closet, while 4 additional bedrooms and 3 full bathrooms offer comfort and flexibility for family/guests. Fully finished basement features a large rec room, wet bar, and a built-in projector and screen for the ultimate home theatre experience. Professionally landscaped yard offers plenty of space to roam, relax, & entertain under the stars. Live your dream & experience the perfect escape with city convenience!

Built in 2008

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4449397               |
| Price          | \$1,175,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,313                  |
| Acres          | 2.62                   |
| Year Built     | 2008                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | #27 51222 Rge Road 260 |
| Area        | Rural Parkland County  |
| Subdivision | Winterridge Estates    |
| City        | Rural Parkland County  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7Y 1B1                |

### Amenities

|          |                                                                                                                                |
|----------|--------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Deck, Fire Pit, Front Porch, No Smoking Home, Parking-Extra, Vaulted Ceiling, Wet Bar, Natural Gas BBQ Hookup |
|----------|--------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 3                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                           |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Private Setting |
| Construction      | Wood                                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 24th, 2025

Days on Market                39

Zoning                            Zone 90

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Listing information last updated on September 1st, 2025 at 8:47am MDT