

LUXURY MANSION IN



136 River Heights Lane
(136, 25015 TWP RD 544A)
Sturgeon County, Alberta
LIST PRICE: \$3,588,000

NEW LISTING

KellyGrant.ca

MaxWell

POLARIS



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Where Real Estate Happens™



NEWLY-BUILT 2-STOREY WALKOUT: 7600+ sq. ft. living area (7 Bedrooms plus 6 Full En Suite Baths + 2 Half-Baths) & Meticulous Superior Finishes:

- * Grand Entrance Double-Height Foyer and Statement Chandelier
- * Travertine Limestone Fireplace Feature Wall -- by Tuscan Stoneworx
- * Custom Forge 53 French Doors & Artisanal Matte Black Steel Custom Side Mount Metal Railing (Similar to Connor McDavid's house install)
- * Executive Soundproof Office on Main Floor with Custom Cabinetry, LED
- * Curated Gallery Hallway Designed for Fine Art Display and Lighting
- * 10' High Ceilings on the Main Floor
- * 3-Floor Elevator (Included and Provided by Sellers after Completion)
- * Chef's Gourmet Kitchen & adjoining Butlers' Kitchen with Pantry
- * Ultra High-end Miele Gourmet Appliances (Continued on P. 2 →)

TO VIEW MY
CINEMATIC
VIRTUAL TOUR
VIDEO & 3-D
Matterport visit
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* Buyer Due Diligence is required.

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(Continued from Page 1):

- * Oversized Italian Island with Waterfall Countertop on both sides
- * Integrated Kitchen Sink plus Limestone Plaster Hood Pan
- * Formal Dining Room
- * Breakfast Nook with Garden Views
- * Heated Italian Tiles & Oak-Engineered Floors
- * Ultra-Premium Light Fixtures (Chandeliers, Pendants, Sconces, Lamps, Pot Lights) Installed throughout the Home
- * Kasa Link on all Switches (can be Controlled from App)
- * Remote-Controlled Window Coverings on Main Floor and Primary En Suite
- * Designer Powder Room Featuring a Custom Arabescato Corchia Marble Vanity; and White Marble Vanity for Basement Bar
- * Primary Suite (Owner's Retreat): Spa-inspired En Suite with Large Shower Area and Rain Shower; Free-standing Soaker Tub with Floor Mount Water Faucet; His-and-Her Walk-in Closets, Luxury Store-Inspired with LEDs; Private Balcony and Terrace; Integrated Smart Lighting and Window Blinds; Napoleon Gas Fireplace -- Remote-operated
- * Walk-in Closets and Full En Suite Baths Featured for Most Bedrooms
- * Premium Brizo & Riobel Plumbing Fixtures Throughout Main and Upper Levels
- * High-Performance Triple-Glazed Floor-Ceiling Windows with Sleek Black-Clad Finishes on Both Front and Rear Façades
- * Expansive 2000+ sq. ft. of Premium-Tiled Outdoor Living Across Two Levels -- Featuring a 1200 sq. ft Main-Level Deck and an 850 sq. ft. Upper Terrace with Views of the Valley and City
- * Private Gym with Yoga Studio (Sauna can be added)
- * Art Studio or Creative Space (Kids' Playroom)
- * Game Area with Wet Bar & Room for Large Pool Table, etc.
- * Soundproof Theatre Room with Tiered Seating (Continued on Page 3 →)



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(Continued from Page 2)

- * Wine Room / Cigar Lounge with Exhaust and Marble Floors
- * Guest Suite (on Main Level) with Full En Suite (Carrera Marble Sink and Shower), Walk-in Closet, Sliding Doors, and Outdoor Deck
- * Nanny Suite (on Lower Level)
- * Integrated Audio & IT Switch for Direct Networking throughout the Home
- * Visual Intercom with Video and Sound (Provides Front Door Security)
- * Southeast and Southwest for Solar -- Extra Wire Outlet Available for Wiring
- * 2 High-Efficiency Furnaces (Main & Second Floors) plus 2 Air Conditioning Units
- * Utility Room Boiler System for Basement In-Floor Heating, Wi-Fi Controllers
- * Central Vacuum System with Kitchen Vacuum Sweeps
- * Whole-Home Water Softener System
- * TELSCO Alarm Security System: Motion-Sensor for Driveway, 360° PTZ Camera, plus 14 Additional Cameras with Advanced Access Control System
- * Cedar Shakes Roof with Featured Metal Roof
- * 1600+ sq. ft. Radiant-Heated Garage Space with Drains (East & West Garage Wings, each with Electric Vehicle Chargers)
- * Lift in East Wing Garage for Senior / Accessibility Person
- * Private Long Driveway with Bollard Lights Both Sides for Night Lighting
- * Outdoor Patio with Natural Gas Line
- * Courtyard with Extra Driveway Space and Planters for Privacy
- * 0.75 Acres: Rough-Grade Landscaping Certificate to be Included and Provided by Sellers after Completion
- * Within convenient driving access of St. Albert, Morinville, North Edmonton, and Anthony Henday Drive



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136 River Heights Lane, Sturgeon County, AB

*** NEW LISTING: \$3,588,000**

Area:	Sturgeon County	Bedrooms:	7 = 1 (M) + 4 (U) + 2 (B)
Neighbourhood:	Riverstone Pointe	Bathrooms (2 x 1/2):	8 = 4 (U) + 2 (M) + 2 (B)
Zone:	60	Living Room:	6.3 m x 5.3 m (M)
Style:	2-Storey Walkout	Chef's Kitchen:	9.1 m x 4.0 m (M)
Total RMS Area:	5204 sq. ft. (M + U)	Dining Room:	4.7 m x 4.5 m (M)
Total Lower Area:	2472 sq. ft. (L)	Office:	3.8 m x 3.8 m (M)
Year Built:	2023 (New Construction)	Primary Bedroom:	5.2 m x 5.0 m (U)
Taxes:	\$16,575 / yr. (2025)	Bedroom #2:	3.9 m x 2.8 m (U)
Garage Parking:	1600 sq. ft. (E + W Wings)	Bedroom #3:	4.6 m x 3.6 m (U)
Exterior:	Stucco	Bedroom #4:	4.4 m x 3.8 m (U)
Roof Shingles:	Cedar Shakes + Metal	Bedroom #5:	5.3 m x 3.9 m (M)
Heating:	2 x F/A + Boiler for In-Floor Heat	Bedroom #6:	4.0 m x 3.3 m (L)
Possession Date:	30 Days -- Negotiable	Bedroom #7:	4.0 m x 3.7 m (L)
Land Use Code:	CER - Country Estate Residential	Theatre Room:	4.9 m x 3.6 m (L)
Legal Description:	Plan 0729512 Block 1 Lot 27	# of Additional Rooms:	15+ (U, M, & L Levels)
Att. Goods Excl.:	[Note: All Interior & Exterior Furniture can be Included for Additional \$100K]		
Goods Included:	(1). Refrigerator x 4; (2). Stove x 2; (3). Dishwasher x 2; (4). Microwave x 2; (5). Hoodfan x 2;		
(Premium High-end)	(6). All Window Coverings; (7). Washer x 2; (8). Dryer x 2; (9). Outdoor Security Cameras;		
	(10). All Routers, Network Switches, Audio System; (11). Water Softener; (12). Alarm System;		
	(13). All Keys; (14). All Garage & Other Remotes; & (15). Premium Honda Snowblower		
Laundry Facilities:	2 = Mud Room Entry to West Wing Garage + Nice Laundry Room on Upper Floor		



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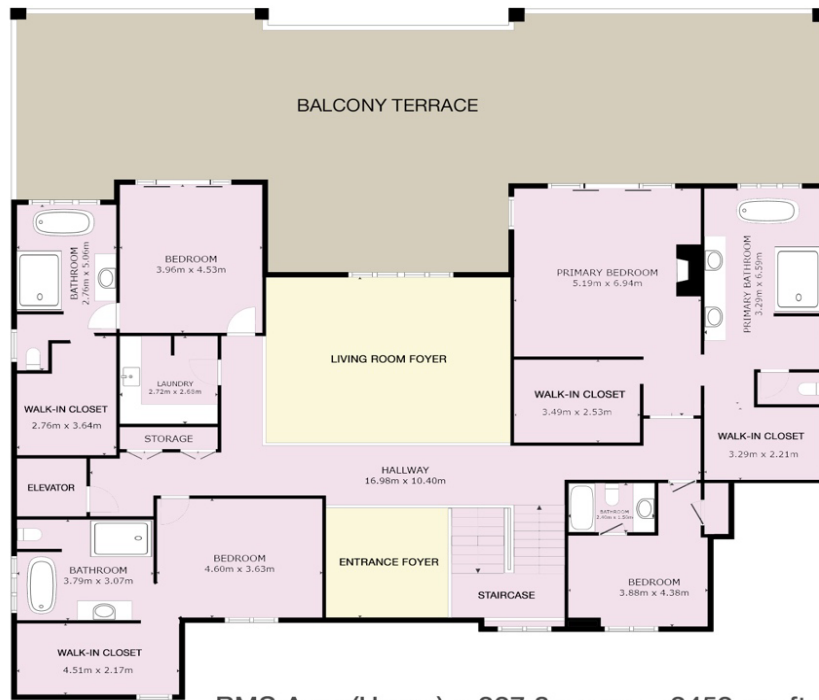
* Buyer due diligence is required.



136 River Heights Lane, Sturgeon County, Alberta -- Main Level Layout Schematic



136 River Heights Lane, Sturgeon County, Alberta -- Upper Level Layout Schematic



RMS Area (Upper) = 227.8 sq. m. = 2452 sq. ft.

Total RMS Area (Main + Upper) = 483.4 sq. m. = 5204 sq. ft.

136 River Heights Lane, Sturgeon County, Alberta -- Lower Level Layout Schematic



Interior Area (Lower) = 229.7 sq. m. = 2472 sq. ft.

136 River Heights Lane, Sturgeon County, Alberta (Main Level Photos – Part 1)



136 River Heights Lane, Sturgeon County, Alberta (Main Level Photos – Part 2)



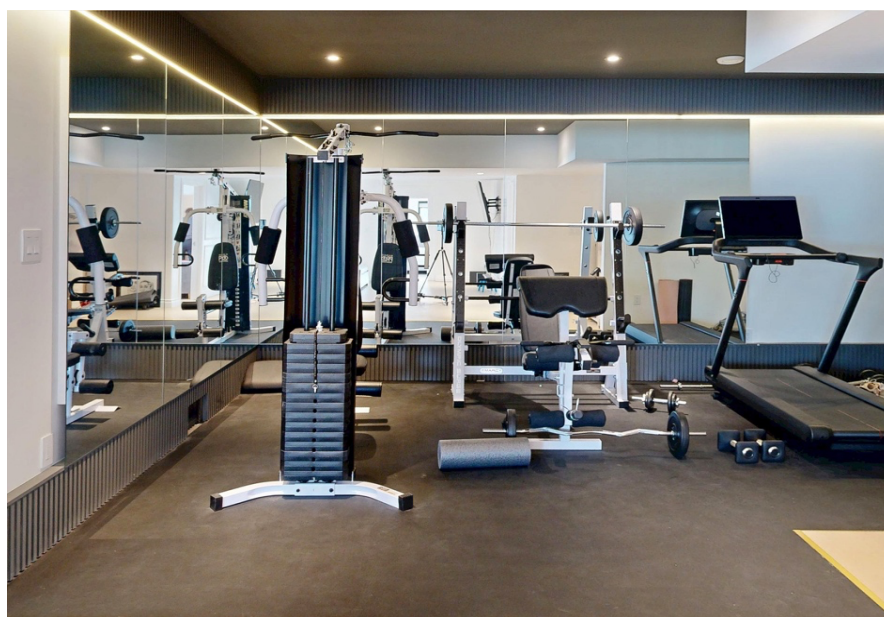
136 River Heights Lane, Sturgeon County, Alberta (Upper Level Photos – Part 1)



136 River Heights Lane, Sturgeon County, Alberta (Upper Level Photos – Part 2)



136 River Heights Lane, Sturgeon County, Alberta (Lower Level Photos – Part 1)



136 River Heights Lane, Sturgeon County, Alberta (Lower Level Photos – Part 2)



136 River Heights Lane, Sturgeon County, Alberta (Balcony View Photos)



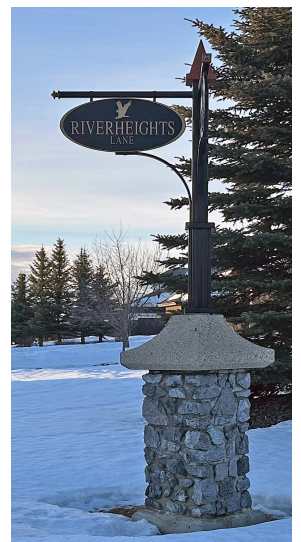
136 River Heights Lane, Sturgeon County, Alberta (Exterior & Backyard Photos)



136 River Heights Lane, Sturgeon County, Alberta (Aerial Property Photos)



136 River Heights Lane, Sturgeon County, Alberta (Aerial Neighbourhood Photos)



136 River Heights Lane, Sturgeon County, Alberta (RENDERS ONLY of Future Landscaping Potential)





136 River Heights Lane, Sturgeon County, Alberta (RENDERS ONLY of Future Landscaping Potential)



* Disclaimer: property will have Rough Grade Landscaping completed as part of the purchase. Final grade landscaping will be the responsibility of the Buyers. The photos shown on the last three pages are renders only of future landscaping potential to assist the Buyers with ideas that might be valuable.