

**LIST PRICE:  
\$3,588,000**



## 136 RIVER HEIGHTS LANE (#136, 25015 TWP RD 544A) RIVERSTONE POINTE, STURGEON COUNTY, ALBERTA, CANADA

- Grand Entrance Double-Height Foyer and Statement Chandelier
- Travertine Limestone Fireplace Feature Wall -- by Tuscan Stonework
- 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 the Main Floor with Custom Cabinetry and LED
- Curated Gallery Hallway Designed for Fine Art Display and Lighting
- 10' High Ceilings on the Main Floor
- 3-Floor Elevator (will be Included and Provided by Sellers after Completion)

- Chef's Gourmet Kitchen & adjoining Butlers' Kitchen with Pantry
- Ultra High-end Miele (et. al.) Gourmet Appliances
- 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 throughout Main Floor and Primary En Suite



*Continued on next page -->*

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# THE MASTERPIECE OF RIVERSTONE POINTE, A NEWLY-BUILT LUXURY MANSION!

Over 7600 sq. ft. living space (7 Bedrooms plus 6 Full En Suite Baths + 2 More Half-Baths) with Meticulous Superior Finishes:



- Designer Powder Room Featuring a Custom Arabescato Corchia Marble Vanity; and White Marble Vanity for Basement Bar
- Walk-in Closets and Full En Suite Baths Featured for Most Bedrooms
- Huge Private Balcony + Rooftop Terrace with Views of the Valley and City
- Premium Brizo & Riobel Plumbing Fixtures Throughout the 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
- Private Gym with Yoga Studio (Sauna can be added)
- Art Studio or Creative Space (Kids' Playroom)
- Game Area with Wet Bar and Room for Large Pool Table, etc.
- Home Theatre with Tiered Seating in a Fully-Soundproofed Room
- 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



PHOTOS ABOVE -- 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.

- 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 and Second Floors) plus 2 Air Conditioning Units
- Utility Room Boiler System for Basement In-Floor Heating, with Wi-Fi Controllers
- Central Vacuum System with Kitchen Vacuum Sweeps
- Whole-Home Water Softener System
- TELSCO Alarm Security System: Motion-Sensor for Drive way, 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 (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

