

RIVERSTONE LUXURY MANSION

136 RIVER HEIGHTS LANE (25015 TWP RD 544A)
STURGEON COUNTY, ALBERTA, T8T 0B9, CANADA
5 & 2 BD | 6 & 2 BA | 5,204 SQ.FT. | \$3,300,000



NEW LISTING LUXURY MANSION IN RIVERSTONE POINTE, A 2023-BUILT 5200+ sq. ft. 2-Storey Walkout! Meticulous Superior Finishes: * Grand Entrance Double-Height Foyer, Statement Chandelier, & Travertine Fireplace * Custom Forge 53 Metal Railing & French Doors * Curated Gallery * 3-Floor Elevator * Chef's & Butlers' Kitchens * Ultra High-end Appliances (Miele et al.) * Italian Island Waterfall Countertop * Soundproof Office + LED Cabinetry * Heated Tiles, plus Oak-Engineered Floors & Marble Floors * Remote Window Blinds * White Marble Vanities * 2000+ sq. ft. Balcony Deck + Upper Level Terrace (Valley & City Views) * His & Her Walk-in Closets * Premium Brizo & Riobel Fixtures * Triple-Glazed Floor-Ceiling Windows + Black-Clad Finish * Lower Level: Gym, Studio, Game Area, Theatre, & Cigar / Wine Room * Guest Suite + Nanny Suite * Integrated Audio & Visual Intercom * 2 A/C Units * TELSCO Alarm Security: 360° PTZ & 14 Extra Cameras * 1600+ sq. ft. Heated Garage Space (East & West Wings with 2 EV Chargers) * Large Driveway & 0.75 Acres -- 30-Day Possession!!



VIRTUAL TOUR VIDEO
& 3D MATTERPORT:
WWW.KELLYGRANT.CA



KELLY GRANT, M.ENG., ABR, NCSO, P.ENG
 RESIDENTIAL / COMMERCIAL / RURAL REALTOR®
 Office: 780.414.6100 | Text: 780.717.9290
 SOLD@KellyGrant.ca
 www.KellyGrant.ca

