

Courtesy Of Mani Bagga Of Royal Lepage Magna

# **\$1,248,800 - 74 53302 261 Range Road, Rural Parkland County**

MLS® #E4442836

**\$1,248,800**

5 Bedroom, 3.50 Bathroom, 3,477 sqft

Rural on 0.60 Acres

Lakeshore Estates, Rural Parkland County, AB

Welcome to Lakeshore Estates! This stunning Luxury Country Residential Estate is all elegance meets tranquility. Nestled amidst mature trees w/ breathtaking LAKE VIEWS & SKYLINE VISTAS, this expansive home offers over 5,100 sqft of total living space! The foyer leads you to a bright & spacious living area w/ floor to ceiling picture windows, a marble surround fireplace & 20 ft ceilings! The FORMAL DINING ROOM & FAMILY ROOM exudes timeless elegance, anchored by its striking arch ways for architectural grandeur & sophistication. The gourmet kitchen is a chef's dream, featuring premium appliances, a WALK-IN PANTRY, BREAKFAST NOOK, QUARTZ COUNTERTOPS & CUSTOM BACKSPLASH!. A main floor laundry room & powder room complete this level. The split stairway leads you to Upstairs, you'll find 4 large bedrooms w/ the primary suite complete w/ a luxurious 5-piece ensuite bath! Step outside to your private, fully fenced backyard- a true haven surrounded by towering trees. And featuring A TRIPLE GARAGE W/ RV PARKING!

Built in 2002

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4442836               |
| Price          | \$1,248,800            |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,477                  |
| Acres          | 0.60                   |
| Year Built     | 2002                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 74 53302 261 Range Road |
| Area        | Rural Parkland County   |
| Subdivision | Lakeshore Estates       |
| City        | Rural Parkland County   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7Y 1A7                 |

### Amenities

|                |  |
|----------------|--|
| Features       | Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke, Exercise Room, Fire Pit, Gazebo, Hot Tub, Hot Water Natural Gas, Patio, Smart/Program. Thermostat, R.V. Storage, Sprinkler System-Fire, Sprinkler Sys-Underground, Wet Bar |
| Parking Spaces | 8  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Corner Lot, Fenced, Lake View, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Ravine View |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 70         |

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Listing information last updated on June 19th, 2025 at 4:03pm MDT