

# **\$2,395,000 - 9 26409 Twp Rd 532a, Rural Parkland County**

MLS® #E4440420

**\$2,395,000**

6 Bedroom, 7.50 Bathroom, 5,144 sqft

Rural on 1.00 Acres

Spring Meadow Estates, Rural Parkland County, AB

The Ritz Carlton, Spectacular Value, One of A Kind Estate Over 7100 sq ft of Outstanding Living Space plus Roof Top Deck for Gracious Living on The Best 1 Acre Walkout Ravine lot w full water & sewer in Spring Meadow Estates. This Amazing 2 Storey Walkout has over 5100 sq ft above and additional 2000 sq ft of sunny south facing dev separate entrance bright walkout basement, ravine backing. The walkout finish matches the rest of this Estate for timelss quality design that ASR Projects Inc is respected for re custom upper end housing. The Panoramic Full Roof Top Terrace has views for miles and accentuates one of a kind lifestyle only found in this most recent Jewel BY ASR Projects. Two Very Large Attached Garages, one being Quad size, the other oversized triple allows for many toys, ideal for collectors. 8 Washrooms, 6 bedrooms includes main floor bedrm, 5 Ensuities washrooms, Balconies, Spice Kitchen, Sunrooms, Theatre !!! Much more, property in lock up stage of construction, all details, plans available

Built in 2025

## **Essential Information**



MLS® #	E4440420
Price	\$2,395,000
Bedrooms	6
Bathrooms	7.50
Full Baths	7
Half Baths	1
Square Footage	5,144
Acres	1.00
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9 26409 Twp Rd 532a
Area	Rural Parkland County
Subdivision	Spring Meadow Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3H5

### Amenities

Features	Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Sunroom, Vaulted Ceiling, Walkout Basement, Wet Bar, See Remarks, 9 ft. Basement Ceiling, Rooftop Deck/Patio
Parking Spaces	14

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, No Back

Lane, No Through Road, Park/Reserve, Partially Landscaped, Ravine View, Rolling Land, Schools, See Remarks

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 5th, 2025

Days on Market 21

Zoning Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 26th, 2025 at 9:02pm MDT