

# **\$2,495,000 - 9 26409 Twp Rd 532a, Rural Parkland County**

MLS® #E4440420

**\$2,495,000**

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          | \$2,495,000            |
| 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 61  
Zoning Zone 70

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Listing information last updated on August 5th, 2025 at 4:02am MDT