

# **\$1,597,000 - 72 25214 Coal Mine Road, Rural Sturgeon County**

MLS® #E4442256

**\$1,597,000**

4 Bedroom, 2.50 Bathroom, 3,341 sqft

Rural on 0.51 Acres

Greystone Manor, Rural Sturgeon County, AB

ABSOUTELY STUNNING acreage with VIEW of pond. Best lot in Greystone! This custom home is a MASTERPIECE OF ELEGANCE AND NATURE w. over 3300 sq ft. PLUS another 2880 sq ft in WALKOUT developed basement. This exquisite home backs onto a tranquil pond and offers a rare blend of timeless elegance, modern luxury, and nature-infused serenity. The grand foyer and great room offer SWEEPING VIEWS of nature, rich walnut hardwood floors, travertine tiles w. in floor heating, hand painted ceilings and custom designed doors. Dining room has temp controlled wine wall. Chef's kitchen features two-toned custom cabinetry, granite countertops, and top-tier appliances. Primary bedroom has its own gas f/p, a walk-in closet beyond compare and a luxurious 6-piece ensuite. 3 seasons room and gym. WALKOUT BSMT has in-floor heating, wet bar, rec. room, theatre room, and three bedrooms. Triple attached garage PLUS single garage for back yard access. Tiered deck, outdoor BBQ kitchen and VIEWS.

Built in 2007

## **Essential Information**

MLS® #

E4442256



|                |                        |
|----------------|------------------------|
| Price          | \$1,597,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,341                  |
| Acres          | 0.51                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 72 25214 Coal Mine Road |
| Area        | Rural Sturgeon County   |
| Subdivision | Greystone Manor         |
| City        | Rural Sturgeon County   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8T 0A8                 |

### Amenities

|          |  |
|----------|--|
| Features | Air Conditioner, Bar, Barbecue-Built-In, Closet Organizers, Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Sunroom, Vinyl Windows, Walkout Basement, Wet Bar, Workshop |
|----------|--|

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Golf Nearby, Lake View, Landscaped, Stream/Pond |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 60         |
| HOA Fees       | 250             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on July 13th, 2025 at 8:02am MDT