

Courtesy Of Tristan Jones Of Century 21 Masters

# **\$1,349,999 - 70 Viscount Crescent, Rural Sturgeon County**

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MLS® #E4445273

**\$1,349,999**

5 Bedroom, 3.50 Bathroom, 5,489 sqft

Rural on 1.11 Acres

Upper Viscount Estate, Rural Sturgeon County, AB

Welcome to your own private escape! This beautiful 1.1-acre estate offers the perfect balance of space, comfort, tranquility and charm. Classic and unique, this home sits like a castle, surrounded by mature trees, decks, a gazebo, and a completely private backyard. This home feels like your own hidden haven. Inside, at 5400+ Sq ft above grade and over 7000 total sq ft, there's room for everyone with 5 bedrooms, 4 bathrooms, 4 living areas, 4 fireplaces and a spacious kitchen designed for both everyday life and entertaining. A 3rd storey loft and huge great room are among the many areas that provide ideal space for kids and adults alike. Extras like the steam sauna, dry sauna, outdoor basketball court, play area and roughed-in indoor hot tub offer resort-style potential. Whether you're ready to bring the pool or hot tub potential to life or simply enjoy the expansive, beautiful space as is, this home gives you the flexibility to choose. This is an amazing home with a "Wow" factor, a definite must to see.

Built in 1977

## **Essential Information**

MLS® #                      E4445273



|                |                        |
|----------------|------------------------|
| Price          | \$1,349,999            |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 5,489                  |
| Acres          | 1.11                   |
| Year Built     | 1977                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 70 Viscount Crescent  |
| Area        | Rural Sturgeon County |
| Subdivision | Upper Viscount Estate |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8T 0E1               |

### Amenities

|          |                                                                       |
|----------|-----------------------------------------------------------------------|
| Features | Deck, Detectors Smoke, Exterior Walls- 2"x6", Gazebo, Vaulted Ceiling |
|----------|-----------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 4                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                             |
| Exterior Features | Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot |
| Construction      | Wood                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                               |

### Additional Information

Date Listed June 30th, 2025

Days on Market 69

Zoning Zone 60

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