

\$815,000 - 63 Casa Vista Drive, Rural Sturgeon County

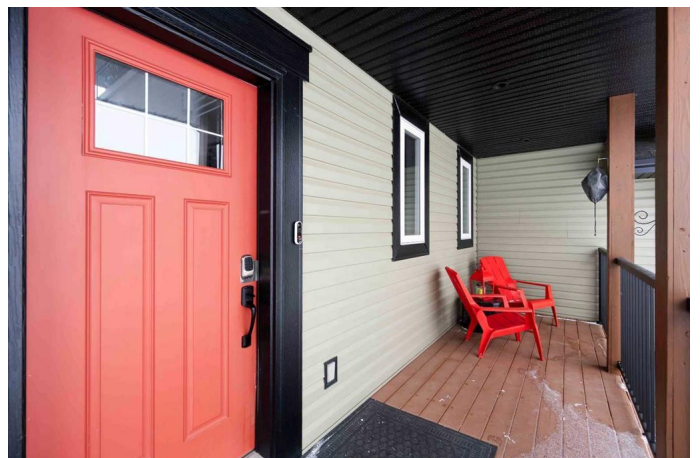
MLS® #A2203353

\$815,000

6 Bedroom, 4.00 Bathroom, 2,196 sqft
Residential on 1.09 Acres

N/A, Rural Sturgeon County, Alberta

This Beautiful 2200 sqft, 2-Story w/ Triple Attached, Heated Garage is situated on fenced 1.09 Acres in the gem Community of Casa Vista. Upon entry, this impressive 6 Bedrm, 3.1 Bath home presents a modern rustic aesthetic w/ a fresh color palette, vinyl plank floors, generous, natural light & country views adorning every room. The open-concept Main Floor is a beautiful space for everyday living. Bask in backyard views from the fabulous working Kitchen, open to the cozy Living Space with gas F/P. Step out to the composite deck, relax under the gazebo & enjoy the sights & sounds of nature. The home boasts quartz countertops throughout, 9ft ceilings on all floors, A/C, newly Finished Basement (2024), New Washer/Dryer & Dishwasher (2023), ProFlo 4-Stage Septic System. Paved roads from highway to your driveway, Municipal Water, rolling terrain for lovely scenic walks in every season. Casa Vista Country Club with a brand new park (2025) right across the road. Amenities only 5 min, only 20 min to The Henday!



Built in 2016

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2203353 |
| Price | \$815,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |

| | |
|----------------|----------------------------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,196 |
| Acres | 1.09 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 63 Casa Vista Drive |
| Subdivision | N/A |
| City | Rural Sturgeon County |
| County | Sturgeon County |
| Province | Alberta |
| Postal Code | T0A 1N2 |

Amenities

| | |
|--------------|--|
| Amenities | None |
| Utilities | Electricity Paid For, Heating Paid For, Natural Gas Paid, Phone Paid For, Satellite Internet Available, Water Paid For |
| Parking | RV Access/Parking, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Gas Water Heater |
| Heating | Fireplace Insert, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Insert |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit |
| Lot Description | Front Yard, Gazebo, Landscaped, Lawn, Level, Treed, Views, Fruit Trees/Shrub(s) |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 19 |
| Zoning | 60 |
| HOA Fees | 125 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | Now Real Estate Group |
|----------------|-----------------------|

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