

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

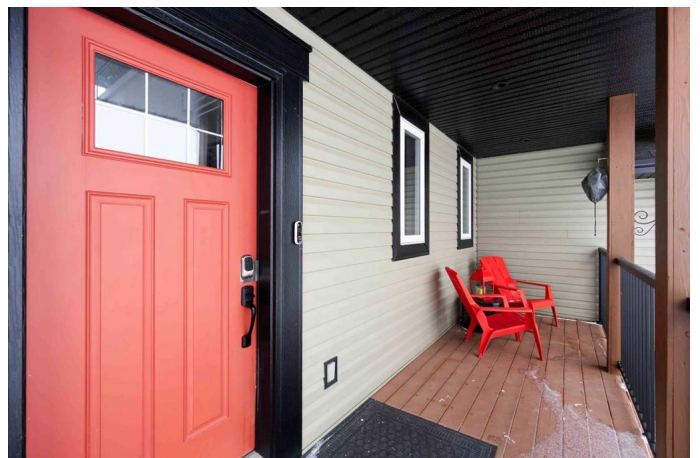
MLS® #A2203353

**\$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	17
Zoning	60
HOA Fees	125
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Now Real Estate Group
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