

# \$1,395,000 - 4962 Riverside Drive, Out of Province\_Alberta

---

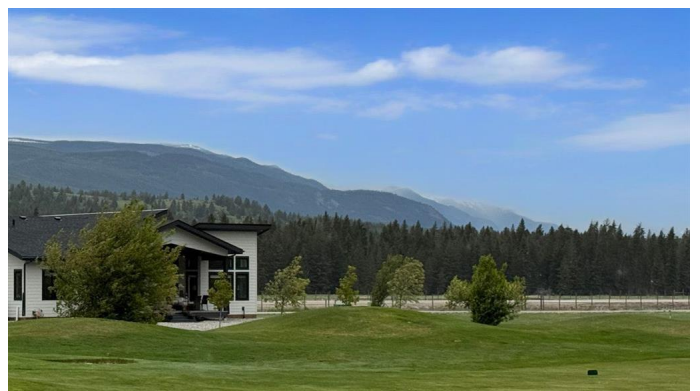
MLS® #A2224315

**\$1,395,000**

3 Bedroom, 2.00 Bathroom, 1,799 sqft  
Residential on 0.24 Acres

NONE, Out of Province\_Alberta, British Columbia

Custom Mountain Modern Luxury Home in Fairmont Hot Springs This one-of-a-kind masterpiece is the definition of luxury living in the heart of the Rocky Mountains. With panoramic golf course and mountain views, this impeccably crafted home blends timeless elegance with cutting-edge efficiency. Inside, youâ€™™ll be welcomed by a bright open-concept layout adorned with gold-accent designer lighting, a custom fireplace mantle, and expansive windows dressed in custom Bali coverings. The space flows seamlessly into the gourmet kitchen, with high-end Bosch appliances, including double ovens and induction cooktop, this is a chefâ€™™s dream kitchen. Not to mention the Valentino Empress Quartz countertops & vanities throughout. The primary suite offers tranquility and style, featuring a walk-in closet, spa-inspired ensuite with his-and-hers sinks, all with breathtaking views. A separate guest wing includes two bedrooms, a full bath, and retreat for ultimate privacy. This home is equipped with a 96% efficient Lennox furnace, heat pump, built-in humidifier and air purifier, Honeywell Wi-Fi thermostat, reverse osmosis and water softener, and triple-pane Plygem windows throughout. Enjoy outdoor living on the 330+ sq ft covered deck with Deksmart vinyl flooring, propane BBQ hookup, Allura lap siding and Timberstone accents surrounded by



professional landscaping. Transferrable builder warranty. This is not just a home – it’s a lifestyle of effortless elegance. Built by New Dawn Developments

Built in 2024

Essential Information

MLS® #	A2224315
Price	\$1,395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,799
Acres	0.24
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4962 Riverside Drive
Subdivision	NONE
City	Out of Province_Alberta
County	Out Of Board
Province	British Columbia
Postal Code	V0B 1L1

Amenities

Amenities	None
Utilities	Cable Connected, Electricity Connected
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Workshop in Garage
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High
-------------------	--

	Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Double Oven
Heating	High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Propane
Basement	None

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Few Trees, Level, On Golf Course
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Other, Slab

## Additional Information

Date Listed	May 21st, 2025
Days on Market	8
Zoning	R-1
HOA Fees	400
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.