

# \$1,275,000 - 4962 Riverside Drive, Out of Province\_Alberta

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MLS® #A2240327

**\$1,275,000**

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, you'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 chef'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® #         | A2240327    |
| Price          | \$1,275,000 |
| 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, Double Oven, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop |
| 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    | July 16th, 2025 |
| Days on Market | 17              |
| Zoning         | R-1             |
| HOA Fees       | 400             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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