

# \$6,495,000 - 46 Kingsford Crescent, St. Albert

MLS® #E4441001

**\$6,495,000**

7 Bedroom, 8.00 Bathroom, 7,721 sqft

Single Family on 0.00 Acres

Kingswood, St. Albert, AB

1of1. A bespoke version of grandeur as seen through the lens of the owners discerning eye. Each space artfully designed from the culinary kitchen to the hotel inspired Royalty suite. Masterfully orchestrated with opulence as every room tells its own story of extravagance. Soaring ceilings invite beaming sunshine that cascades from every angle. The spa and swimming pool were inspired for recreation, relaxation and exercise. Stargaze on the rooftop patio by the fire. Entertain your guests and family while enjoying the screened 4 season sunroom. The 3 car oversized garage above converts to full sports court. The 5 car parkade below is ready for your finest automobiles. No expense has been spared, and every detail has been attended to, ensuring an award winning standard of excellence. Engineered to the highest merit equivalent to high rise construction. RAM elevator for convenience accessible to garage. This palatial estate could never be duplicated at this price. This labour of love is truly 1of1!

Built in 2022

## Essential Information

MLS® #	E4441001
Price	\$6,495,000
Bedrooms	7



Bathrooms	8.00
Full Baths	8
Square Footage	7,721
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	46 Kingsford Crescent
Area	St. Albert
Subdivision	Kingswood
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7J2

### Amenities

Amenities	Air Conditioner, Closet Organizers, Exercise Room, Insulation-Upgraded, Pool-Indoor, Recreation Room/Centre, Secured Parking, Workshop, Vacuum System-Roughed-In, Exterior Walls 2"x12", HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, Rooftop Deck/Patio
Parking	Heated, Over Sized, Quad or More Attached
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	See Remarks, Metal, Stone
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Private Setting, Shopping Nearby, See Remarks
Roof	Metal
Construction	See Remarks, Metal, Stone
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	15
Zoning	Zone 24

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Listing information last updated on June 21st, 2025 at 12:47pm MDT