



GRASSROOTS
REALTY GROUP

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22365 Township Road 363
Rural Red Deer County, Alberta

MLS # A2227195



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,179 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	2.74 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Dog Run Fenced In, Fruit Trees/Shrub		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Wood

Features: Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 16-36-22-W4

Zoning: AG

Utilities: -

Inclusions: Starlink on roof

Set on 2.74 beautifully landscaped acres, this picturesque acreage combines peaceful rural living with thoughtful functionality and natural beauty. The gated driveway welcomes you into a private retreat surrounded by mature trees, open skies and wide country views. Inside, this vaulted bi-level offers a bright and well-maintained layout with hardwood and tile floors throughout (no carpet!) A bayed front living room brings in natural light and frames relaxing views of the property. Culinary adventures are inspired in the country kitchen featuring a centre island with casual breakfast bar seating, ample cabinetry and a window over the sink overlooking the peaceful yard. The adjoining dining room is enhanced by corner windows and opens to a large covered deck, encouraging a seamless indoor/outdoor lifestyle. The main floor hosts two bedrooms including a generously sized primary with walk-in closet and a 4-piece ensuite, while a second full bathroom adds comfort for guests or family. Downstairs, the fully finished basement offers excellent space to unwind or entertain with a huge recreation room warmed by a quaint wood-burning stove set into a charming stone feature wall. Two additional bedrooms, another full bathroom and ample storage complete this level. Outside, the grounds are extraordinary! A lush orchard with electricity produces apples, pears, plums, currants and grapes. There's a beautiful garden area, greenhouse, aerated pond with pump and hose system, a firepit for quiet evenings and a 24x30 heated garage with 220V power. An exterior hookup is in place for a Generac generator setup with generator included, offering added peace of mind. An electric gate at the entrance is equipped with optional cellphone-controlled access for adding security and convenience. Phenomenally located just minutes to Lousana's community hall

and a short drive to Delburne, Penhold and Trenville Park along the Red Deer River. Central access to Red Deer, Innisfail and Three Hills makes this a convenient rural escape with no compromise on connection.