



GRASSROOTS
REALTY GROUP

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RR 284 TWP RD 340 Road N
Rural Red Deer County, Alberta

MLS # A2233585



\$749,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,385 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Converted Garage, Driveway		
Lot Size:	6.13 Acres		
Lot Feat:	Front Yard, Landscaped, Pie Shaped Lot, Sloped Down		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Slate	Sewer:	Other
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Partial, Unfinished, Walk-Up To Grade	LLD:	4-34-28-W4
Exterior:	Wood Siding	Zoning:	AG
Foundation:	Combination	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, Natural Woodwork, Open Floorplan, See Remarks, Storage, Vinyl Windows		

Inclusions: BUILDINGS/SHEDS ON SKIDS.

THIS SPACIOUS HOME HAS HAD NUMEROUS UPGRADES THROUGHOUT THE YEARS. This VERY UNIQUE HOME and outbuildings sit on 6.13 acres east of Bowden, just 15 minutes from both Innisfail and Olds. The spacious home offers a large kitchen with granite countertops, built-in oven, gas stove top, newer top line dishwasher, moveable island, and an adjoining sunroom with gas stove fireplace. There's a main floor laundry combined with a large pantry with lots of storage. The living room has a wood stove, and features a custom built wall unit. and has an adjoining wood room. There is a 3 piece bath with glass brick shower to complete the main floor. The second floor currently boasts 2 bedrooms, one large master that sits across the front of the home and includes the two turrets, and another bedroom that was once separated into two, and could be again. The second floor 3 piece bath has a clawfoot tub, large window and beautiful tile floor. The concrete walk-out basement is unfinished and could be used as another flex room or den. The basement utility room offers plenty of storage. The very large deck was built around an above ground pool, which is plumbed for a gas heater. The landscaped yard is fully surrounded by trees and has a 24x35 foot shop/garage with brick floor and wood stove. It is plumbed for a gas heater as well. The very unique outbuildings include a church, a metal quonset that can hold 4 vehicles or more, an actual usable treehouse, another house, and a rough wood barn, plus assorted storage sheds. A few of these buildings are from the AMC series Wynonna Earp. The circular driveway makes access easy.