



**GRASSROOTS**  
REALTY GROUP

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**27556 Township Road 372**  
**Rural Red Deer County, Alberta**

**MLS # A2233636**



**\$2,222,000**

<b>Division:</b>	Rural Red Deer County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,751 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
<b>Lot Size:</b>	6.37 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Gazebo, Gentle		

<b>Heating:</b>	Boiler, In Floor, Heat Pump, Natural Gas, Zoned	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Engineered Septic
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Crown Molding, Kitchen Island, No Smoking Home, Pantry, Recreation Facilities, Storage, Sump Pump(s), Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	hot tub wave tub pool table gazebo & chairs blinds basemnet fridge		

Welcome to the ultimate acreage. Looking for everything in an acreage? Two residences, Two shops, great access with paved roads all the way. Flexible zoning for multiple use opportunities. Seller has run a successful mechanical business on this site for 30 years. Located minutes from Red Deer, Penhold and hwy two. Absolute perfect location for any business set up or relocation while living on your own property. Starting with the home which boasts unreal amounts of sq ft of main floor living. Three bedrooms, three baths, super large kitchen with loads of cabinets and space and very big kitchen island. Dining room overlooks covered porch and south facing meticulously cared for frontage of this property. Living room walks out to full length of the home back deck and a wonderful heated four season sunroom. Gasline for endless days of out door cooking. From the master bedroom you enter into your own personal leisure and exercise room. This room is absolutely beautiful, bright with it's many windows and spacious, complete with wave tub & hot tub. Also included main floor laundry with wash sink and lot's of great storage. Entering the basement is like entering a whole other home. Complete with it's own kitchen, large family room, games room, three more very good sized bedrooms, four piece bath with and tons of storage. Family room features a walk out to ground level. Also seperate basement on east end of the basement. With the size of this basement it's like having two homes in one. Now for the rest of this ultimate acreage. Let's start with two yes two heated shops. Shop one 58X64, 14 ft garage door, 4 pcs bath, and large mezzanie. Shop two 32x48. Next we have a 27X40 heated double insulated green house fully operational. And finally did I mention this property has a secondary dwelling with permitted use. Two story hip roofed unit with three baths large living

area, full kitchen on the main floor tons of upper level bedroom spaces, laundry and deck overlooking the property. Other wonderful desirables include air conditioning, maintenance free decking, gazebo, fish pond, play ground, heated attached garage , all building have metal roofing, all plumbing just changed to pex, and HRV. Super strong well 10 gallons per minute. Truly an outstanding acreage and opportunity.