



GRASSROOTS
REALTY GROUP

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25124 Township Road 362
Rural Red Deer County, Alberta

MLS # A2237573



\$850,000

Division:	Pine Lake West		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,476 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Heated Garage, Insulated, Oversized, RV Access/Parking		
Lot Size:	12.92 Acres		
Lot Feat:	Greenbelt, Landscaped, Many Trees, Open Lot, Private, Wooded		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Laminate, Vinyl

Roof: Metal

Basement: Full, Partially Finished

Exterior: Log, Wood Frame

Foundation: Poured Concrete

Water: Well

Sewer: Private Sewer, Septic Field, Septic Tank

Condo Fee: -

LLD: 14-36-25-W4

Zoning: AG

Utilities: -

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Washerx2, Dryerx2, Refrigeratorx3, Stovex3, Dishwasherx2, All window coverings (this includes all blinds, curtains and valances), gas tanks, bar fridge (as is), Gas tanks, bar fridge (as is)

This is country living at its finest—secluded yet accessible, grand yet welcoming. Whether growing your family, expanding your business, starting a multigenerational compound, or escaping city life, this remarkable property offers the perfect balance of tranquility and convenience. Don't miss this extraordinary property—schedule your private tour today! Step into rustic luxury with this stunning custom-scribed log home, a private country retreat on 12.92 acres of breathtaking Alberta landscape near Pine Lake! Less than 30 minutes from Red Deer, Penhold, and Innisfail on a fully paved highway, this exceptional property is perfect for nature lovers, horse enthusiasts, and those seeking a serene rural lifestyle with modern convenience. This exquisite bungalow boasts over 3,900 square feet of developed living space. Open-beam construction and vaulted ceilings create grandeur, while natural woodwork adds warmth. The main floor features a spacious living room with two fireplaces, one wood-burning stove and one gas fireplace, a separate family room, and a formal dining room. The well-designed kitchen offers ample cupboard and counter space, a walk-in pantry, and deck access—an idyllic spot for morning coffee with scenic views. The west wing is dedicated to a luxurious primary suite with an expansive layout and two ensuites. One features a soaker tub, while the other offers a walk-in shower. A second bedroom with a 3 piece ensuite provides additional accommodation, while a wet bar, a two-piece bathroom, and laundry room enhance convenience. The lower level features an illegal suite, ideal for extended family or guests. A large family and recreation room provide ample space for entertaining, complemented by a full kitchen. The third bedroom, with a walk-in closet and separate three-piece bathroom, ensures privacy and comfort. Extensive basement

storage enhances functionality. Beyond the main residence, a fully self-contained guest house offers a bright living room, functional kitchen, and two cozy bedrooms—each with a private three-piece ensuite. Laundry facilities make it ideal for multi-generational living, rental income, or private guest accommodations. Equipped for both leisure and productivity, the property includes two expansive 40x60 shops. One is a heated, insulated workspace with an upper mezzanine office, perfect for business or hobbies. The second, an unheated quonset, provides ample storage or potential animal sheltering. Whether for equipment, tools, or a commercial endeavor, these buildings offer unmatched versatility. The picturesque acreage features a tree-lined driveway, manicured lawns, gardens, and a naturally wooded greenbelt for peace and privacy. Outdoor recreation is steps away, with a golf course just three minutes away and a boat launch six minutes away. You can have it all with this hidden gem!