



GRASSROOTS
REALTY GROUP

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37557 C&E Trail
Rural Red Deer County, Alberta

MLS # A2238964



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,934 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Driveway, Gravel Driveway		
Lot Size:	1.97 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Secluded		

Heating:	Forced Air, Wood
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Storage, Vinyl Windows, Walk-In Closet(s)

Water:	Well
Sewer:	Septic System
Condo Fee:	-
LLD:	35-37-28-W4
Zoning:	CR
Utilities:	-

Inclusions: Kitchen Island portable

1.97 acres of Private Paradise Along the Sought-After C&E Trail Tucked away down a peaceful lane, this pristine two-story home offers a rare blend of tranquility, charm, and practicality—just five minutes from Crossroads Church and Hwy 2. As you arrive, you're greeted by nature and the charm of tiny farm animals on the neighbouring property, setting the tone for the peaceful lifestyle this home affords. A circle driveway leads you to the welcoming front porch, where a handcrafted solid wood door opens into a space that immediately showcases the beauty of refined country living. The main floor is thoughtfully designed for everyday comfort, featuring a separate office, main floor laundry, and a bright, open kitchen and dining area—the true heart of the home. A cozy living room with a wood-burning stove creates the perfect ambiance for gathering. Upstairs, the bonus room steals the show with expansive south-facing views of fields and the skyline. The primary bedroom includes a spacious walk-in dressing room and a full ensuite, complemented by two additional bedrooms. The lower level offers a fourth bedroom, family room, cold room, and generous storage. Outdoors, the convenience of both an attached double garage (23.3x25.5, fully finished and heated), a detached garage (23.4x23.4). Recent upgrades include two New furnaces, two expansion tanks, a new well pump and line, and fresh paint ensuring the home is as current. The back up generator is great reassurance should the power go out and is included. This property truly offers the best of both worlds: peaceful, country-with city convenience close at hand.