



GRASSROOTS
REALTY GROUP

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12, 26534 384 Township
Rural Red Deer County, Alberta

MLS # A2241730



\$999,999

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|-----------|---|--------|-------------------|
| Division: | Canyon Heights | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split, Acreage with Residence | | |
| Size: | 4,228 sq.ft. | Age: | 1982 (43 yrs old) |
| Beds: | 5 | Baths: | 5 |
| Garage: | 220 Volt Wiring, Additional Parking, Concrete Driveway, Front Drive, Garage L | | |
| Lot Size: | 1.02 Acres | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Conservation | | |

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|-------------|---|------------|--|
| Heating: | High Efficiency, Fireplace(s), Floor Furnace, Forced Air | Water: | Well |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl | Sewer: | Holding Tank, Septic Field |
| Roof: | Clay Tile | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 30-38-26-W4 |
| Exterior: | Stucco | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected |
| Features: | Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub | | |

Inclusions: Washer and Dryer, Built in Dishwasher, Counter top stove, Built in oven, range hood, RefrigeratorX3, Stove, Microhood, built in microwave, Firepit, shelter, shed, rain barrels,

Welcome to this beautifully renovated property perched on a landscaped and meticulously maintained 1.02-acre lot, showcasing sweeping views of Red Deer's city lights. Designed with both style and functionality in mind, this home has seen extensive upgrades over the years—including the full replacement of Poly-B piping and newer appliances throughout. The heart of the home is the custom kitchen featuring granite countertops, quality cabinetry, and thoughtful finishes. Retreat to the expansive primary suite, newly renovated to include a steam shower, soaker tub, spacious walk-in closet, dedicated vanity area, and a charming hidden storage room. This unique home offers an illegal suite with a separate heating source—ideal for guests. A spacious bonus room, formerly an indoor pool area, provides endless options as a workshop, gym, or creative studio. Car enthusiasts and hobbyists will love the two oversized heated double garages (25'x29' and 24'x39'), both attached to the home via the third level—perfect for year-round convenience and storage. An exceptional opportunity for large families or anyone seeking privacy and space with easy access to the city!