



GRASSROOTS
REALTY GROUP

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**19, 26534 Township Road 384
Rural Red Deer County, Alberta**

MLS # A2253535



\$1,185,000

Division:	Canyon Heights		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,269 sq.ft.	Age:	1987 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	1.02 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	Private, Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	30-38-26-W4
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, stove, BI dishwasher, microwave, hood fan, reverse osmosis, pantry shelving, hot tub and cover, garage heater, 2 A/C units, washer, dryer, fridge in suite, all window coverings, central vacuum and attachments, beverage fridge in kitchen

~Exceptionally beautiful property inside and out~ **BREATHTAKING VIEWS~** See the city lights twinkle as you look out from the west and enjoy the tranquility to the **EAST!!!** **AMAZING TRANSFORMATION** from old to new, with a complete professional renovation top to bottom! This home features: triple pane windows, new flooring, paint, bathrooms, kitchen, 220 in garage, new garage heater, appliances and much more! The front foyer boasts high ceilings and a beautiful, curved staircase! A sunken formal living room with wood burning fireplace and large windows located in the front off the entrance, flows to the spacious dining that also features a large window, built in modern cabinets and a large storage/pantry tucked behind a beautiful barn door. The kitchen features expansive quartz countertops, a 4x8 island, **STUNNING WHITE CABINTRY**, reverse osmosis, 5 burner gas range, a walk-in pantry with coffee station and incredible **MODERN** tiled backsplash! The large **QUARTZ** peninsula seats 4 and is conveniently located adjacent to the double patio doors that walk out onto a large private patio and east back yard. The family room off the dining boasts high ceilings, a beautiful brick feature wall and a gas fireplace; a large comfortable living space for family gatherings and movie nights. **THE HOT TUB ROOM** is truly a remarkable place **ALL YEAR ROUND** to enjoy your mornings or evenings, and is completely set up for entertaining friends, drinks and **BBQ'S**. Main floor also features **MAIN FLOOR LAUNDRY ROOM** located off the garage entrance, and a spacious office with **BUILT IN CABINETS!** **THE GORGEOUS CURVED STAIRCASE** leads to the second floor where you'll find an illegal **SUITE** above the garage with a 4-piece bathroom, 2 bedrooms, a full-size living room, kitchen area, and separate entrance. The **PRIMARY BEDROOM** also located on the upper

floor has a HOTEL FEEL, sunken and behind French Doors featuring a beautiful wood burning fireplace, door to the private balcony and views to the west overlooking the CITY! AMAZING AND GENEROUS size 5 piece en-suite has a large sunken spa like tub, water closet, separate shower, expansive counters with dual sinks and a door to the east PRIVATE BALCONY. There is enormous closet space for him and her. No shortage of beautiful upgrades throughout, lighting, flooring, air conditioning and more. The basement has 2 rooms close to completion, very little left to do, roughed in for a fourth bathroom, one room is used as a gym, there is a large storage room and full access to the hot tub above, for any maintenance. All new plumbing, and electrical, furnaces, sump pump, new garage heater, making this home an attractive purchase with peace of mind. Enjoy the tranquility acreage living has to offer, minutes to RED DEER, nothing left to do but enjoy your new beautiful home.