



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

38310 Highway 596
Rural Red Deer County, Alberta

MLS # A2254254



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,344 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, C		
Lot Size:	3.10 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees,		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	24-38-28-W4
Exterior:	Aluminum Siding , Stucco	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Open Floorplan, Storage		

Inclusions: WATER SOFTENER AND FILTRATION SYSTEM, FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, SHED, WINDOW COVERINGS, TV WALL MOUNTS (3), HOT TUB, A/C, POOL TABLE & ACCESSORIES, HOIST IN QUONSET, BENCH IN QUONSET, REVERSE OSMOSIS SYSTEM

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 3 BEDROOM, 3 BATHROOM BUNGALOW ON 3.1 ACRES JUST MINUTES WEST OF RED DEER W/PAVEMENT TO THE DRIVEWAY ~ HEATED DOUBLE ATTACHED GARAGE, HEATED 44' x 24' SHOP & 60' x 40' QUONSET W/HOIST ~ Pride of ownership is evident in this well cared for home with many recent upgrades and renovations including: High efficiency furnace (2010); plumbing lines, copper wiring, hot water tank, Asphalt shingles (2015), water filtration system (2018); rebuilt deck (2020); WETT certification for wood burning fireplace (2021); professionally painted walls and epoxy flooring in attached garage (2022); electrical panel replaced, salt water hot tub (2023); vinyl plank flooring, carpet, paint, asbestos removed via professional abatement (2025) ~ Large u-shaped driveway with two entry points and a landscaped front yard bordering Sylvan Creek welcome you ~ A spacious entry opens to the living room that features a large picture window overlooking the front yard ~ The u-shaped kitchen offers a functional layout with plenty of light stained oak cabinets, full tile backsplash, ample counter space and a west facing window above the sink with views of the deck and yard ~ Easily host gatherings in the dining room with sliding patio doors to the covered west facing deck with unobstructed country views ~ The family room has large windows overlooking the backyard, built in cabinets with display shelving, and a cozy wood burning fireplace with a brick surround, raised hearth and a mantle ~ The primary bedroom can easily accommodate a king size bed, has ample closet space ~ Convenient cheater door from the primary bedroom leads to a 2 piece bathroom with easy access to the covered deck and hot tub ~ Second main floor bedroom is also a generous size ~ 4 piece

main bathroom ~ Laundry is located in it's own room with built in cabinets and a large window that fills the space with natural light ~ The fully finished basement with underfloor heat. offers tons of additional living space with two large family rooms, a 3 piece bathroom with a walk in shower, 3rd bedroom, a large utility room and ample storage space ~ Other great features include; Central air conditioning, water softener, water filtration system, reverse osmosis ~ The double attached garage has been professionally finished and transformed into a Harley Davidson themed man cave with a pool table and TV wall mounts ~ outside there is a large covered deck with unobstructed views, a salt water hot tub, and tons of outdoor space with over 3.1 acres with rows of mature trees, a fire pit area and RV hook ups ~ 60' x 40' quonset with an engine hoist and a 44' x 24' heated shop offer tons of additional parking ~ Located just minutes west of Red Deer on Burnt Lake Trail, with pavement to the driveway