



GRASSROOTS
REALTY GROUP

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28513 Township Road 374
Rural Red Deer County, Alberta

MLS # A2258075



\$1,700,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,504 sq.ft.	Age:	2015 (10 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	3.94 Acres		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-37-28-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: All Appliances and Window Coverings

Stunning fully finished 2-storey walkout on 3.83 acres, located just minutes from Red Deer with only approximately 1 km of gravel to house (from Red Deer on the Burnt Lake Trail route). This spacious home is designed for modern family living, offering 6 bedrooms, 5 bathrooms, multiple living areas, a theatre room, and several decks with incredible views. The main floor features a grand 2-storey staircase, an open living room with a gas fireplace with oversized windows, and a chef's kitchen with ceiling-height cabinetry, granite counters, gas range, and an extra-large island. The main floor primary suite includes a walk-in closet with laundry and a spa-inspired ensuite with jetted tub, dual sinks, upgraded cabinetry and a shower prepped for steam with digital thermostat, dual heads & body jets. Upstairs you'll find 4 bedrooms including a second primary bedroom with a private ensuite and deck, and a large family room. The finished walkout basement offers a large rec room, theatre room, bedroom, full bathroom, and wet bar rough-in. This property boasts extensive upgrades and infrastructure: Land & Services: All black dirt removed and clay packed for a future shop (pad with water, gas, and power already run). Water and power also available at camping area. Septic includes a large 2-compartment tank with 500 ft field. 97 ft well with constant pressure system and new lines running to both house and garage. Shop: Fully insulated with concrete floor, forced air propane furnace, exhaust/roof fans, 220 & 110 wiring, mezzanine storage, and finished offices with laminate flooring. House Systems: All-weather windows & doors, Liberty security system with exterior cameras, automation wiring, and in-ceiling stereo wiring (2 speakers per room, media room prepped). In-floor heating (garage & basement) with individual thermostats. Two furnaces

(main/basement + upstairs), 2 A/C units, humidifiers, large IBC boiler system with extra hot water tank and full HVAC. LED lighting throughout with exterior pot lights. The theatre room is fully insulated and soundproofed, wired for speakers and projector, all connected to a temperature/moisture-controlled media room. Additional highlights include a heated 4-car garage with drains to septic, RV pad with amp service, glass deck railings, dual electrical panels, water softener, upgraded blind package (some electric), and fresh paint. This acreage offers a rare blend of luxury finishes, thoughtful design, and long-term planning, making it ideal for a large or blended family looking for space, comfort, and convenience just outside the city. Garage is 29 x 58 and the shop is 29 x 48 plus office space of 14 x 12 and storage 15 x 12. Main level 1890 square feet, upper level 1614 square feet, lower level 1817 square feet, total developed is 5321 square feet.