



GRASSROOTS
REALTY GROUP

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

15, 26534 Township Road 384
Rural Red Deer County, Alberta

MLS # A2262238



\$1,159,999

Division:	Canyon Heights		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,418 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Heated G		
Lot Size:	1.02 Acres		
Lot Feat:	Back Yard, Close to Clubhouse, Level, No Neighbours Behind, Private, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	30-38-26-W4
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Wet Bar		

Inclusions: Water Cooler, Shop Door Opener with Remote, Fire Pit, Radiant Heater in Shop, Hot Tub

Experience the best of country living without sacrificing convenience in this impeccably upgraded estate, perched above the picturesque Canyon Ski Hill. Offering stunning year-round views and over 1,300 sq ft of beautifully finished space, this 5-bedroom, 3-bathroom home combines timeless design with modern comfort—perfect for families, entertainers, or those seeking a serene retreat. The heart of the home is a brand-new chef’s kitchen, designed to impress with a statement island, pot filler, custom spice storage, built-in cutting board, and premium appliances. An open-concept dining area features a custom bench with hidden storage, while the cozy living room is anchored by a sleek electric fireplace and built-in mantel. Throughout the main level, luxury vinyl plank flooring, designer paint, updated trim, doors, and curated lighting selections create a cohesive and inviting feel. The primary suite is a true haven, featuring a spa-style ensuite with double vanities, heated floors, and an oversized walk-in shower. Two additional bedrooms and a beautifully renovated guest bath complete the main floor. The fully developed lower level offers flexibility and space, complete with a second kitchen, large family room with gas fireplace, two additional bedrooms, and a full bath—perfect for extended family, guests, or a private retreat. This home is loaded with extras: central air, central vac, updated smoke detectors, a spacious laundry room, and peace-of-mind mechanical upgrades, including new furnaces, hot water heater, pressure tank, and a full plumbing overhaul. Step outside to enjoy the expansive covered deck with new railings, a 2023 hot tub, and a massive, fully fenced yard. For the hobbyist or professional, the 30x40 heated shop is fully outfitted with radiant heat, floor drains, tin walls, mezzanine, oversized door, and commercial air compressor. An

oversized heated double garage (23x28) and large paved parking area provide ample space for RVs, trailers, and equipment. With a new septic system (2021) and every major system updated, this exceptional property is truly turn-key. Unmatched views, privacy, and refined living await!