



GRASSROOTS
REALTY GROUP

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

113, 2310 Township Road 370
Rural Red Deer County, Alberta

MLS # A2262756



\$1,175,000

Division:	Sundance Hills		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,992 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Triple Garage Detached		
Lot Size:	3.18 Acres		
Lot Feat:	Landscaped, Many Trees, No Neighbours Behind, Private		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	4-37-2-W5
Exterior:	Stone, Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Dry Bar, Granite Counters, High Ceilings, No Smoking Home, Walk-In Closet(s)		

Inclusions: Pool Table, Shuffle Board, Dry Bar , Heated stock water and paddock and horse shelter

Just 20 minutes from Sylvan Lake and 30 minutes from Red Deer, this stunning 3.18-acre property offers the perfect blend of privacy, craftsmanship, and convenience. The 1,996 sq. ft. main floor showcases elegant maple cabinetry and solid doors, granite countertops, 9' ceilings, and an inviting open-concept design with abundant natural light. The fully finished 1,996 sq. ft. walkout basement features a spacious family room, games area, and ample storage throughout. Enjoy the comfort of a radiant-heated attached double garage with high ceilings and the practicality of a detached, triple-bay shop — fully insulated, in-floor heated, and built with 5' concrete floors. Two bays measure approximately 24'x32' with 10'x10' doors, while the third bay extends 14'x38' with a 14'-wide, 16'-high door — perfect for RVs or larger equipment. The agricultural-zoned land is thoughtfully set up with a fenced paddock, stock waterer, and shelter, while the entire perimeter is secured with chain-link fencing and an automatic security gate. Multiple decks overlook a beautifully private backyard, offering ideal spaces for entertaining or relaxing. With all appliances replaced in the past five years and direct paved access, this remarkable property truly defines upscale rural living.