



GRASSROOTS
REALTY GROUP

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26474 Township Rd 372
Rural Red Deer County, Alberta

MLS # A2265717



\$1,599,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,910 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Garage Faces Front, Heated Ga		
Lot Size:	19.60 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Private, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	17-37-26-W4
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	ICF Block, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Underg
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your private countryside estate! Offering 19.6 acres with gorgeous views of the Alberta prairies and just 8 minutes from Red Deer, this 4662 sq ft custom home was masterfully built for those who value craftsmanship, comfort, and space to roam. The property is fully fenced with approximately 15.6 acres of pasture land, and 4 acres of beautifully landscaped yard space on the home site. Outside you'll find a 28x36' heated shop with epoxy floors, as well as a 49x35' quonset with concrete floor, and both buildings have newer overhead doors as well as all new tin siding and roofs. The stunning custom 2 storey home offers space for a large family with 5 bedrooms, 4 bathrooms, hard floors throughout (no carpet), 9' ceilings, and a stunning wide open living space that you'll love to entertain in. The living room is a show piece with floor to ceiling windows that span up to the 2nd floor, a gas fireplace, and beautiful built in cabinetry and lighted shelving. This space is open to the kitchen which features timeless raised maple cabinetry, quartz counter tops, a large island, corner pantry, and stainless steel appliances including a gas stove. The large dining space opens up to the back deck through double garden doors, and you'll love the prairie views through the abundance of windows throughout the space. The large primary bedroom is located on the main floor and enjoys a huge walk in closet and private 5 pce ensuite with dual vanities, a large soaker tub, and custom tiled shower. The main floor is completed with a beautiful laundry room with custom cabinetry, folding area, and a sink, and a separate 2 pce powder room. Upstairs you'll find two large kids rooms that share a 4 pce bath and a bonus room/loft area perfect for a kids playroom or office space. The basement enjoys cozy in-floor heat throughout and has a huge family and rec room area with

surround sound and projector wiring, large gym space with tray ceilings, and two huge bedrooms that share a 4 pce bath. The massive attached garage is heated with in-floor heat and offers a ton of storage space as well as parking for large vehicles. Other features in this home include an ICF foundation, triple pane windows, powered gate at the driveway, and there are 2 wells on the property. This property shines with pride of ownership throughout and has been meticulously cared for by the current owners. This home is an absolute pleasure to show.