



**GRASSROOTS**  
REALTY GROUP

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21, 26534 Township Road 384  
Rural Red Deer County, Alberta

MLS # A2268746



**\$1,050,000**

<b>Division:</b>	Canyon Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,080 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Carport, Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	1.02 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn, Many Trees, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	30-38-26-W4
<b>Exterior:</b>	Brick, See Remarks, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks		

**Inclusions:** N/A

MINT condition and minutes from Red Deer! This exceptional partial WALKOUT home blends craftsmanship, comfort, and privacy surrounded by mature trees and stunning views. Thoughtfully renovated and 2x6 constructed, it features a durable METAL ROOF, in-floor heat plus forced air, skylights, glass block accents, and large windows that fill the home with natural light. The open-concept kitchen with built-in appliances flows to multiple decks—perfect for relaxing or entertaining while taking in the serene TREED setting. With four bedrooms total, one being a flexible lower-level office/bedroom, every detail shines with pride of ownership. The detached structure matches the home’s quality with in-floor heating and can serve as a professional office or easily converted GUEST SUITE. Beautifully landscaped with a firepit, large carport, double garage, and upper deck—plus just minutes to the ski hill and city amenities. Truly one of a kind.