



GRASSROOTS
REALTY GROUP

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121, 27475 Township Road 380
Rural Red Deer County, Alberta

MLS # A2272589



\$1,195,400

Division:	Woodland Hills		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,261 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Heated Garage, Insulated, Oversiz		
Lot Size:	2.06 Acres		
Lot Feat:	Landscaped, Level, Treed		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	32-37-27-W4
Exterior:	Brick, Cedar, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: TV wall mount in Primary Bedroom, 2 Sea cans and large storage tent, small storage tent. Suite: Refrigerator, Dishwasher, Gas Stove, Microwave Hood Fan, Stacked Washer/Dryer in Garage, 12,000 # lift, 8000# lift

Welcome to 121, 27475 Township Road 380, located in the highly sought-after Woodland Hills subdivision just minutes from Red Deer. This beautifully upgraded acreage offers 4 bedrooms and 3 bathrooms, including a fully finished illegal basement suite with a private entrance ideal for extended family or guests. The main level features a warm and inviting living room with a charming bow window and remote-controlled roller blind, plus a spacious kitchen showcasing cherry cabinetry, granite countertops, a large island, stainless steel appliances, touchless kitchen tap and a picturesque bay window over the sink. Patio doors off the dining area lead to the composite deck, perfect for outdoor living. Comfort is ensured year-round with central air conditioning, and the home boasts extensive renovations including updated plumbing, electrical, and a fully redesigned kitchen. The lower level offers a bright and expansive family room with a wood-burning fireplace, a laundry/mechanical room, and storage under the stairs. The illegal basement suite provides a generous living area, one bedroom, a 3-piece bathroom with underfloor heat, and a fully appointed kitchen. The attached garage features epoxy floor coating and underfloor heat. For the hobbyist or professional, the 46' x 60' shop is a standout equipped with underfloor heat plus a radiant tube heater for rapid recovery, a 12,000 lb. sunken scissor lift, 8,000 lb. four-post lift, tool room, mechanical room, two bathrooms, and an incredible air-conditioned mancave with wet bar and premium finishes. Work on your hot rods, motorcycles, and projects in style all year long. Additional space includes a massive 32' x 40' storage tent flanked by two 40' sea cans, providing exceptional secure storage for an RV, tractor, car trailer, lawn equipment, and more. Outdoors, enjoy the custom grain-bin gazebo with fire pit, wood sheds, mature spruce

trees, and an expansive yard ideal for gatherings and recreation. Major system upgrades such as a new septic system (2020), roof (2019), heating and cooling systems (2013), hot water tank (2015), and a luxurious new ensuite with heated floors and Moen Smart Shower (2025) offer long-term peace of mind. With updated sidewalks, a composite deck, extensive storage options, and a shop completed in 2025, this meticulously maintained acreage is truly a turnkey rural retreat with unbeatable proximity to city conveniences.