



**GRASSROOTS**  
REALTY GROUP

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10, 27501 Township Road 374  
Rural Red Deer County, Alberta

MLS # A2274461



**\$1,399,900**

Division:	McKenzie		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,291 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Electric Gate, Front Drive, Garage Door Opener		
Lot Size:	1.08 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Baseboard, Boiler, In Floor, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	19-37-27-W4
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Pantry, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE (2), UPRIGHT FREEZER, STOVE (2), DISHWASHER (2), MICROWAVE (2), WASHER, DRYER, WINDOW COVERINGS, GARAGE DOOR OPENER & CONTROL, HOT TUB, ALL OUT BUILDINGS, FIRE PIT, CENTRAL VACUUM

FULLY DEVELOPED, CUSTOM BUILT ESTATE HOME ON 1.08 ACRES ~ LOCATED IN MCKENZIE SUBDIVISION JUST MINUTES SOUTH OF RED DEER ON PAVEMENT ~ 48' X 24' & 22' X 28' DETACHED GARAGE & WORKSHOP ~ FULLY FENCED W/ELECTRIC GATED ENTRY ~ Pride of ownership is evident in this original owner home loaded with character ~ Recent updates include; new plumbing, new windows and new shingles ~ Welcoming entry leads to a spacious foyer with coffered ceilings, parquet flooring, a secret room, and large windows that fill the space with natural light ~ Archway leads to the oversized living room featuring a cozy wood burning fireplace with a raised hearth, mantle and stone surround, large windows overlooking the treed property ~ Sliding patio doors lead to the solarium with heated brick floors, hot tub, cedar lined ceiling with skylights, a bar with built in cabinets, hot tub, raised flower beds, and a wall of west facing windows that overlook the treed backyard and pond ~ The kitchen offers a functional layout, featuring tons of warm stained cabinets, ample counter space, open display shelving, window above the sink and space for a casual dining area ~ Just off the kitchen is a generous size mud room with ample closet space, a separate entry to the yard and garage, and huge walk in pantry with built in shelving ~ The formal dining room with French doors, another cozy wood burning fireplace with a raised hearth, mantle and floor to ceiling stone, plus tons of space to host large gatherings with ease ~ Home office is conveniently located just off the foyer and next to a 2 piece bathroom ~ Double stairs lead to the upper level bonus room that's flooded with natural light from an abundance of large windows ~ The private primary bedroom can easily accommodate a king size bedroom suite with space for a sitting area, and offers a walk in closet

with built in organizers and an ensuite with an oversized vanity, walk in shower and a jetted corner tub ~ Second level laundry room~ 2 generous size guest bedrooms are located next to massive den with a west facing bay window overlooking the backyard ~ One bedroom has been converted to a kitchen and features white cabinets, and space for an eating area ~ Outside this fully fenced property is surrounded by mature trees offering shade and privacy and features a pond, greenhouse with a windmill, garden, gazebo, bar with power and custom seating, fire pit and two large garages with built in shelving and work benches ~ Located just minutes south of Red Deer, on pavement ~ Unbeatable convenience with easy access to Highways 2 and 2A, and walking distance to Gasoline Alley, where you'll find a wide range of amenities, including the popular Gasoline Alley Farmers' Market, Costco, Cineplex and transit to Red Deer, making it an ideal location for families and commuters alike.