



GRASSROOTS
REALTY GROUP

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**27556 Township Road 372
Rural Red Deer County, Alberta**

MLS # A2285163

\$1,849,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,722 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	4
Garage:	Additional Parking, Double Garage Attached, Electric Gate, Garage Door Opener		
Lot Size:	6.37 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Gazebo, Landscape		

Heating:	Boiler, In Floor, Heat Pump, Natural Gas, Zoned	Water:	Well
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	18-37-27-W4
Exterior:	Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Kitchen Island, Pantry, Recreation Facilities, Storage, Sump Pump(s), Vinyl Windows, Wet Bar		

Inclusions: TV Mounts

Discover ultimate versatility on 6.37-acre estate, perfectly situated for effortless highway and airport access and exceptional visibility from Highway 2A. This meticulously maintained property features a 4-bedroom, 4-bathroom main residence that was extensively updated in 2024 with the removal of all Poly B piping, drywall repair, and new paint. The main floor offers a bright, open kitchen with a central island and plenty of natural light from the south-facing windows and a stunning four-season sunroom equipped with infrared heating. The primary suite is a private retreat, featuring dual closets and a 3-piece ensuite that connects to a spectacular vaulted cedar spa and gym room, complete with a hot tub and swim spa along with a coffee bar and stainless steel sink. Two additional rooms can be found upstairs, one designed for an at-home office but provides an option for an additional bedroom. The main floor laundry room with a sink adds convenience. The walkout basement with two bedrooms and a four-piece bathroom adds flexibility with a kitchenette, an additional potential bedroom used as a playroom, and a functional layout. Comfort is prioritized throughout with boiler-powered heated floors in the home, garage, and all outbuildings, complemented by two heat pumps with reverse cooling and four mini-split units. The property also includes a fully self-contained secondary dwelling with 2 bedrooms, 2 bathrooms, a private laundry space, and a covered balcony. Professional-grade infrastructure includes two massive heated shops: a 40x64 shop with 16.4ft ceilings, a 14ft overhead door, plenty of storage, an office and a mezzanine with an additional office and storage. The 27x 64 shop addition features two dedicated office spaces, along with a kitchen and bathroom. The addition features extra space and storage solutions, including a storage garage with an overhead

door. The second shop measures at 48x30 with 13.9ft ceilings and a 12ft overhead door. Outdoor amenities are equally impressive, featuring a 40x27 greenhouse with perimeter ducted heat loop off of the furnace (Double plastic thermal) and a 48" fan with two rainwater totes from roof drainage. A stocked koi pond with a winter heater, a gazebo with a fire pit, and a large playground area with playground equipment and a playhouse. Perfect for families and generations to come! The garden offers Evan’s cherry trees and raspberries, while the rest of the yard features landscaping with minimal upkeep. All of this is protected by a comprehensive security camera system. With a high-yield well, an iron filter, and thoughtful accessibility features like a brick-paved wheelchair ramp, this estate is a rare find for those seeking a live-work-play sanctuary. *GST May Apply*