



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

MLS # A2286935



\$897,970

Division:	Canyon Heights		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,080 sq.ft.	Age:	1996 (30 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Carport, Double Garage Detached, Single Garage Attached		
Lot Size:	1.02 Acres		
Lot Feat:	Landscaped, Lawn, Many Trees, See Remarks		

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

Inclusions: N/A

LISTED OVER 150K UNDER APPRAISED VALUE! 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.