



2440 Township Road 364
Rural Red Deer County, Alberta

MLS # A2290580



\$729,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,738 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	21.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Gazebo, Paved		

Heating:	Boiler, In Floor, Forced Air	Water:	Private, Well
Floors:	Concrete, Hardwood	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	29-36-2-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, Pantry, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed

Private, 21 acres surrounded by farmland, offering exceptional privacy and peaceful country living! Set back from the road and sheltered by mature trees, this AG-zoned property provides the space and freedom acreage buyers are looking for. A circular asphalt driveway at the front of the home provides convenient access and a welcoming approach to the property. Inside, a bright entry leads to the upper level. The main/ground floor offers a comfortable living area, a flexible den currently being used as a bedroom, and a 3-piece bathroom. The space is generously sized with room for a desk or small table in addition to bedroom furniture. Double doors from this area open onto a large patio, privately screened with decorative lattice- an ideal space for a future hot tub! The laundry and utility room is also located on the main floor and houses the boiler system for in-floor heating, along with a high-efficiency furnace. Convenient access to the double attached heated garage is also located on the main level. Upstairs, the living space opens beautifully with cathedral ceilings and dormer windows that bring in natural light while adding architectural character. Hardwood floors and wide mouldings create warmth throughout the space, while a gas fireplace adds comfort to the living area. The kitchen offers generous cabinetry, a large pantry, and an easy flow into the dining and living spaces. There are two bedrooms on the upper level, including the primary. A 4-piece bathroom connects the primary bedroom and living area in a Jack & Jill layout, creating an ensuite-style setup while still allowing convenient access from the living area. If upper-level laundry is required there is a set of hook ups available. Outside, the property continues to impress with beautiful landscaping. The pergola and firepit area create a comfortable outdoor gathering space, while several sheds provide additional storage. A

seasonal creek flows 2-3 weeks of the year adding to the natural beauty of the property. Mature trees offer natural wind protection and privacy throughout the yard. A rare opportunity to enjoy a large parcel of land, quiet country living with space, privacy, and endless potential!