



1236 384 Township
Rural Red Deer County, Alberta

MLS # A2298918



\$1,350,000

Division:	Valley Meadows		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,881 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Garage Door Opener, Heated Garage, Insulated, Oversized, Quad or More D		
Lot Size:	1.50 Acres		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Gazebo, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Quartz Counters, See Remarks, Vaulted Ceiling(s)		

Inclusions: Refrigerator, Stove, Dishwasher, 3 Bar Fridges, Washer, Dryer, Window Coverings, Fridge in Shop, Storage Shed, 3 Car mats, Wash Tub in Shop, Playhouse, 3 Garage Door Openers and 3 Controllers, Pond Equipment and Indoor Fish Tank system, Heater in Shop.

EXTENSIVELY RENOVATED ACREAGE MINUTES FROM SYLVAN LAKE ~ OVERSIZED TRIPLE ATTACHED GARAGE + 30x50 HEATED SHOP ~ FULLY DEVELOPED & LANDSCAPED 1.5 ACRE PARCEL Located just minutes from Sylvan Lake on paved roads, this well-maintained and upgraded bungalow offers the perfect balance of space, function, and convenience in a highly desirable acreage setting. Situated on 1.5 acres in a quiet, established area, the property provides privacy while still being close to town amenities, schools, and the lake. The home has undergone significant renovations, including a reworked main floor with vaulted ceilings and an open-concept layout designed for everyday living. The kitchen features a large island, Cambria stone countertops, maple cabinetry, and a butler's pantry, creating a functional and inviting space that connects seamlessly to the dining and living areas. The main floor includes a spacious primary suite with walk-in closet and a fully updated ensuite offering a tiled shower with multiple heads and quality finishes. The fully developed basement adds additional bedrooms, a large recreation space, and a versatile layout suited for family living or entertaining. Car enthusiasts, hobbyists, or those needing workspace will appreciate the exceptional parking and shop setup. The oversized triple attached garage is heated and features an epoxy-coated floor, while the 30x50 detached shop is fully equipped with heat, power, large overhead access, and an upper mezzanine with additional usable space. Combined, the property offers ample parking and storage for multiple vehicles, equipment, or recreational use. The exterior has been extensively developed with mature landscaping, composite decking, multiple seating areas, fire pit spaces, and a water feature, creating a private and usable outdoor environment. The

yard is well laid out for both enjoyment and functionality, with room to move, store, and enjoy acreage living. This is a complete acreage package offering location, upgrades, and flexibility — ideal for buyers looking for space without sacrificing proximity to Sylvan Lake.