



**26 Willow Point
Drumheller, Alberta**

MLS # A2300006



\$769,900

Division:	Riverview Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,969 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Underground Sprinkler		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Stone, Stucco, Wood Trim	Zone:	ND+
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar, Wired for Sound		
Inclusions:	Built in Ironing Board, Basement Fireplace, Awning & Remote, Living Room Desk, Sound System Main Floor and Basement, Garage Fridge		

Welcome to 26 Willow Point—an exceptional executive residence nestled in one of the most sought-after locations in the Drumheller Valley. From the moment you step through the front door, it’s clear this home stands in a class of its own. Soaring ceilings and breathtaking views of the Red Deer River create an immediate sense of luxury and tranquility. Every detail of this custom-built home has been thoughtfully designed to maximize space, comfort, and those truly spectacular surroundings—no expense spared, and it shows throughout. The heart of the home is a beautifully appointed kitchen featuring custom maple cabinetry, granite countertops, and a sleek smooth cooktop—perfect for both everyday living and entertaining. The main floor primary suite is a true retreat, perfectly positioned to capture river views, and complete with a walk-in closet and a spa-inspired ensuite boasting a stand-alone shower and a relaxing jacuzzi tub. Extend your living space into the stunning four-season room, where a striking stone fireplace and built-in heater create a warm, inviting atmosphere year-round—an ideal place to unwind while taking in the scenery. Step outside to the rear deck, complete with a remote-controlled awning for added comfort on warm summer days. This home is loaded with premium features, including custom drapery throughout, central vacuum, air conditioning, underground sprinklers, and a fully integrated sound system wired on both levels. The fully developed lower level continues to impress, with large windows that flood the space with natural light, a well-appointed wet bar for entertaining, three spacious bedrooms, a shared four-piece bathroom, and a dedicated crafting area with exceptional storage. Built for efficiency and durability, the home features triple-pane windows and an ICF

block foundation with additional insulation, ensuring comfort in every season. Recent upgrades include new flooring throughout (2020) and modern LED lighting on exterior with customizable colour settings installed last year—adding both style and convenience. This is more than just a home—it's a lifestyle. A rare opportunity to own one of the finest properties in the Drumheller Valley, designed for those who appreciate quality, comfort, and unforgettable views.