



47, 26540 Highway 11
Rural Red Deer County, Alberta

MLS # A2301553



\$1,735,000

Division:	Balmoral Heights		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,273 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Heated Garage, Off Street, Triple Garage Attached		
Lot Size:	2.03 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Treed		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-38-26-W4
Exterior:	Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Microwave, Washer, Dryer, Mini Fridge, All Window Coverings, Central AC Units, Central Vac & Attachments, All Attached Garage Shelving, Garage Door Openers & Controls (3), All Water Treatment Systems, Indoor/Outdoor Sound System & All Attachments, Hot Tub, Projector, Built-in Office Desks, Wine Racks in Cellar, Cooling Unit (Wine cellar), TV Mounts, Security system (Contract with AudioWest), Playset

Welcome to this exceptional original owner, custom-built walkout estate in the desirable community of Balmoral Heights! 2 acres featuring a true outdoor oasis complete with a pool, this property offers over 5,800 sq ft of fully developed living space with 5 bedrooms, 5 bathrooms & triple heated garage —a rare combination of space, luxury, & functionality. Built by Bowood Homes, the quality is evident from the moment you arrive. The striking exterior leads into a grand interior highlighted by a spiral staircase centrepiece, beautiful hardwood floors, fresh professional paint throughout, soaring ceilings, an abundance of natural light, and a built-in indoor & outdoor sound system. The main living space is bright and inviting, with stunning city views and a custom gas fireplace, seamlessly flowing into the show-stopping kitchen. Designed for both everyday living and entertaining, the kitchen features Sadona cabinetry, Sub-Zero & Wolf appliances, granite countertops, an oversized pantry with custom shelving, a sink overlooking the pool deck, and a large centre island with prep sink. Large gatherings are effortless with both a formal dining space and a dining nook that leads to the screened-in patio with heaters, allowing for comfortable enjoyment. The primary suite is a true retreat, filled with natural light and complete with a spa-inspired ensuite featuring a soaker tub, oversized tiled shower, in-floor heat, and double vanity with quartz countertops. Two additional upper bedrooms (including one with a walk-in closet) are connected by a Jack & Jill bathroom with separate vanities—ideal for families. Upstairs also offers a versatile office/reading nook, perfect as a bonus space to suit your needs. The fully developed basement is built for entertaining, featuring in-floor heat, a spacious rec area large enough for a pool table, poker setup, theatre space, plus some. The wet bar

is a standout with ample cabinetry and counter space, along with access to the wine cellar (cooling unit new in 2025). The basement continues to impress with two additional spacious bedrooms, including one with its own 4-piece ensuite and walk-in closet—perfect for guests or extended family. Beyond the bedrooms, you’ll find a fully finished gym space along with a versatile family room that functions perfectly as a playroom or additional lounge area. Step outside from the basement to the covered patio featuring a gas fireplace, creating a seamless indoor-outdoor living experience. The backyard is truly a private oasis—fully fenced for peace of mind with kids and pets, and highlighted by a heated pool with upgraded liner and pool deck, hot tub, and beautifully maintained grounds. The ultimate space for entertaining or relaxing all summer long. Additional features: Central A/C, on-demand hot water, reverse osmosis system, high-speed fibre optic, lutron lighting, irrigation along the tree line, dog run, & abundant storage. An estate that checks every box—location, size, quality, and lifestyle.