



**28044 Township Road 391 A
Rural Red Deer County, Alberta**

MLS # A2083513



\$2,975,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,644 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Heated Garage, Over		
Lot Size:	10.65 Acres		
Lot Feat:	Landscaped, Private		

Heating:	Central, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Other, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-39-28-W4
Exterior:	Metal Siding , Stone	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Windows

Inclusions: Theatre room, Gym, golf simulator

A simple farmhouse in the perfect place for your busy family to escape from your hectic schedules and take in the picturesque view. The designer and homeowner have a love of nature and natural lighting. These elements were at the centre of designing the home with a stone wall, as many windows as possible in the living room and the fireplace area in the kitchen and living room. The soaring windows stretch almost the entire wall, flooding the room with natural light and opening up the view of the 10.65 acres. The heart of the home is the kitchen that sets the tone for the whole house with a modern farm house feel. Features deluxe coffee station and prep counter with a 2nd sink, quartz counters with sleek stainless appliances. The main floor offers the wish list of a main floor bedroom, spacious office, laundry room and desired mud room. A local craftsman designed the staircases that showcase the quality of craftsmanship that shines throughout. Upstairs are 3 bedroom with the Master retreat offering a 2 sided fireplace, cozy sitting area, Luxurious ensuite with a majestic view that forges a connection with nature and lends a "retreat feel". The lower level is bright with your own theatre room, home gym, family room and wet bar. The yard is meticulously landscaped while maintaining and letting nature showcase its beauty. You may just want to call the Shop your forever home! Features full living quarters that is over 1300 sqft, golf simulator, mezzanine and all the room for the toys. The apartment hosts 2 bedrooms, 2 bathrooms, dining room, living room and kitchen. This property can accommodate 2 families very comfortably. Unlike anything you have viewed this property is one of a kind.... It is simple and open like the prairie landscape. The sellers wanted the new owners to move in and have not worries; new shingles, re paved driveway, heating systems and

appliances are all new. Selling with the utmost pride of ownership. Located just minutes to Red Deer, Sylvan Lake, easy access to QE2 if your commute takes you to the larger cities.