



38032 C & E Trail
Rural Red Deer County, Alberta

MLS # A2129806



\$1,450,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,915 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Asphalt, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	1.17 Acres		
Lot Feat:	Dog Run Fenced In, Fruit Trees/Shrub(s), Low Maintenance Landscape, No M		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	1-38-28-W4
Exterior:	Brick, Cement Fiber Board	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Recessed Lighting, Walk-In Closet(s)

Inclusions: Outdoor Shed, Dog Kennel and House, Invisible Dog Fence, Built in Sound System, TV's and remotes, Bell Satellite Dish, Gas BBQ

2-STOREY ESTATE on 1.17 ACRES - MINUTES FROM RED DEER Nestled in spruce trees and perched above the Red Deer River sits this 2915 sq foot 2-storey home SUBSTANTIALLY RENOVATED BY BOWOOD HOMES! Inside and out, tip to tail renovation brought this home down to the studs for a classy yet modern rebirth. No stone was left unturned in this beautiful home, which saw all flooring, lighting, plumbing, drywall, ceilings and windows replaced. The home features cherry wood cabinets throughout, all custom built by Sedona Cabinets. A built-in sound system on the main floor and basement pool room that is tied into a Sonos zone control system installed by Audiowest make this home great for entertaining. With three exterior cameras, flood sensors for dishwasher, fridge and mechanical room, motion sensors, fire / heat protection in the mechanical room, you can sleep soundly at night knowing your investment is protected. This fully finished home offers two living areas on the main level, both with fireplaces that offer updated hearths, mantels and stone work. A massive boot room / office and laundry area are located directly off the attached triple car garage, plus a half-bath to round off the main level. Upstairs you will find the primary bedroom bathed in natural light and attached to a walk-in closet and 5 piece ensuite with dual sinks, soaker tub and tiled shower. Above the garage is a spacious bonus room that could be a 4th upper level bedroom, games room or office. Two more bedrooms and another bathroom round out this level - a perfect layout for the growing family. The lower level continues to impress, with a corner office featuring more built-in cabinetry that leads into a media room, again with matching woodwork and an entertainment system with built-in speakers and subwoofer to stay. The games room is located right off the walkout basement and

another bedroom and bathroom round out the level. The property continues to impress as you step outside, which features SmartLap Composite siding, architectural fiberglass asphalt shingles and all updated eavestroughing. The addition off the kitchen of a covered and screened-in porch features a floor to ceiling wood burning fireplace with log lighter and extensive stone masonry, as well as gorgeous timber beam accents and a built-in natural gas Vermont Castings BBQ. The yard is professionally landscaped with rock wall features, raised gardens beds, perennial gardens, a fire pit and outdoor deck area, plus wiring for a hot-tub off the basement entry! A full list of features and upgrades is available upon request! Located less than 5 minutes from Red Deer - this unique estate must truly be seen in person to be appreciated, and is sure to impress the most discerning buyer!