



GRASSROOTS
REALTY GROUP

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102-4042 Highway 587
Rural Red Deer County, Alberta

MLS # A2153842



\$588,000

Division:	Garrington Acres		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,098 sq.ft.	Age:	1976 (49 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	1.15 Acres		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, No		

Heating:	Baseboard, Boiler, Central, Exhaust Fan, Forced Air, Hot Water, Wood Stove	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	Septic Field, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	25-34-4-W5
Exterior:	Stucco, Vinyl Siding, Wood Siding	Zoning:	Residential
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Hot Tub (does not currently work), Corner Desk in bonus room, All window coverings		

Looking for a private, peaceful, forested acreage with abundant well water and lots of room to host family and friends? This awe-inspiring one-owner home is nestled in the forest just 20 minutes west of Bowden in the serene Garrington Acres subdivision. This gorgeous property provides all kinds of recreational opportunities in summer and winter, as it borders a land trust to the north, allowing direct access to miles and miles of forested trails, as well as the majestic Red Deer River. Inside this 7 bedroom, 3 and a 1/2 bathroom home, which includes a covered sunroom, you will find many updates including paint, flooring, heating, many newer vinyl windows, window coverings, and a huge addition that was added in 2006, which includes a primary bedroom and ensuite with a spacious great room above, making it the perfect place to gather, chat, and enjoy the company of all your loved ones. You will LOVE the taste of the fresh, exquisite well water, with a volume capacity rating at approximately 30 gallons per minute! A new water softener was installed in 2000 and a new septic system was installed in 2013 with a total capacity of 1500 gallons. A new boiler system with a very large hot water holding tank was added in 2014 ensuring you will always have the hot water you need regardless of how many visitors you have. The boiler also works with the forced air furnace ducts using hot water coils with 4 zones to ensure a low monthly utility bill. In addition, 2 woodburning stoves can lower your utility bill even more and give you the peace of mind that you and your loved ones will stay cozy and warm during those epic Alberta winter storms. Outside you will notice the newer shingles (2016) on both the home and large double detached garage along with the long "drive through" driveway allowing plenty of room for trailers, boats, RVs and

all the vehicles you need parking for during your big holiday get together! Behind the home is a large garden with a lot of lawn area for playing outdoor games with as many people as you want, along with a firepit area that will ensure you have hours of fun together roasting hot dogs and marshmallows and catching up on all the latest family happenings. The beauty of this property with it's second-to-none location is hard to describe in words. Call your favorite real estate agent and come see it in person today!