



GRASSROOTS
REALTY GROUP

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6, 38261 Range Road 261
Rural Red Deer County, Alberta

MLS # A2189470



\$775,000

Division:	Joffre Bridge		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,669 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	1.61 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Gentle Sloping, Landscaped, Lawn, Many Trees, No		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	13-38-26-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Satellite

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Storage Shed, Water Filter System, RO Water System, A/C Unit(2), Surround Sound system and Speakers. Hot Tub "as is where is", Cooking Island on Rear Deck.

ABSOLUTELY STUNNING10 MINS AWAY FROM RED DEER.....WITH PAVEMENT TO THE DOOR! The definition of "the full package". Every inch of this walkout home has been fully renovated in 2014. This home is fully finished 3634 sq. ft. It has a low maintenance Stucco exterior complimented with stone frontage along with an attached 3 car garage that is all surrounded by 1.61 acres of private treed yard. You come in and are welcomed with a large, vaulted entrance leading into a beautiful kitchen boasting rich dark cabinets, eat up bar, tiled backsplash and floor, upgraded fixtures, and all stainless appliances have been recently replaced including the gas stove. The kitchen looks onto the large dining room and living room with vaulted, open beam ceiling, gas fireplace and huge windows allowing tons of natural light. This area walks out onto an expansive deck with a cook kitchen, this decks looks out over a lower tier deck with a hot tub. The entire deck area in the back has overhead radiant heaters to extend the BBQ and outside entertaining season. This entire outdoor space space looks to the east over the river valley, the horse shoe pits and fire pit area!! Then continuing on the main floor there are 2 large main level bedrooms and a 4 piece main bathroom. When you walk upstairs right at the top of the stairs is a huge master bedroom with 2 walk-in closets, one MASSIVE "HER'S" with tiled makeup counter with sink and tons of built in cabinets and a second "HIS" and gorgeous spa type ensuite with double rain head, tiled steam shower. Another family room with built-in wine fridge and bar, speakers, and full workout gym with vaulted ceilings, this finishes off the upstairs. Head downstairs to a fully finished walkout with large family room, bedroom, office, full bathroom, tons of storage, 2 furnaces and 2 A/C units. The triple car garage is beautiful....fully

finished with epoxy speckled floor, drain, heat, and a complete wash bay for all your toys, pets or vehicles. Enjoy the rear yard with awesome views, mature trees, toboggan hill, and gorgeous low maintenance flower beds. On the North side of the house is an extra parking for your RV, boat, or trailer. This property has it all, including pavement to the door!