



**GRASSROOTS**  
REALTY GROUP

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10, 2168 HWY 587  
Rural Red Deer County, Alberta

MLS # A2193395



**\$1,350,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,452 sq.ft.	Age:	-
Beds:	5	Baths:	3
Garage:	Quad or More Detached, RV Access/Parking, Workshop in Garage		
Lot Size:	52.04 Acres		
Lot Feat:	Farm		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	26-34-2-W5
Exterior:	Mixed	Zoning:	AG
Foundation:	See Remarks	Utilities:	-
Features:	Granite Counters		

**Inclusions:** Sheds, 2nd home modular

52 Acres, 2 homes and a Horse enthusiast's dream awaits! Pastures, barn, trees, hills , welcome to West Country Ranch Land and just 8 minutes from Hwy QE2! This stunning 52-acre property combines spacious living with practical amenities, making it perfect for families and those seeking a serene lifestyle. The main home features five bedrooms, ideal for large families or hosting guests, and includes a welcoming front walkout basement. The renovated kitchen is a chef's dream, boasting gorgeous Knotty Alder cabinetry, new countertops, and a stylish backsplash. Recent upgrades provide peace of mind, including a newer Forced air furnace, water treatment system, a hot water heater, newer Electrical Panel , newer Submersible water well pump. 2nd home tucked privately away from the main home, you'll find a well-maintained detached 3-bedroom modular home/Addition and large deck. This comfortable living space has been carefully updated, bright and well cared for and featuring newer electrical panel, and Twin furnaces. It also offers its own water well with newer submersible water well pump, septic, gas, and electric services, ensuring convenience and autonomy for its occupants. For those with a passion for equestrian activities, the property includes a spacious 32'x72' horse barn equipped with water, power, and propane gas, along with various stalls and a tack room for all your animal care needs. Additionally, there's a large 49.5'x57.5' pole shop/storage building with Power , 2 panels 220v and water plumbed to shop. An attached RV covered carport measuring 16'x49.5' adds further convenience for your outdoor adventures. Numerous sheds around the property provide ample space for all your storage needs. The fenced and cross-fenced property ensures privacy and room for your family, horses,

or livestock to thrive in a natural environment. With paved access right to your driveway, this property truly offers the best of both worlds. Situated just a few short minutes west of QE2 along the paved Hwy 587, you can immerse yourself in the stunning landscapes of Alberta's West Country while still being close to Calgary and Red Deer for easy commuting. Don't miss out on this incredible opportunity! This property is a must-see for anyone seeking a rural lifestyle with modern comforts and abundant amenities. Contact us today to schedule your viewing!