



GRASSROOTS
REALTY GROUP

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26471 Township Road 382
Rural Red Deer County, Alberta

MLS # A2220272



\$2,150,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,427 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	157.00 Acres		
Lot Feat:	Farm, Lawn, No Neighbours Behind, See Remarks, Treed		

Heating:	In Floor, Hot Water, Wood Stove	Water:	Private
Floors:	Carpet, Concrete	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	8-36-28-W4
Exterior:	Concrete, Log, Stucco, Wood Frame	Zoning:	AG
Foundation:	None, See Remarks	Utilities:	-

Features: Beamed Ceilings, Built-in Features, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vaulted Ceiling(s)

Inclusions: All appliances, all window coverings, garage and gate remote, all outbuildings

MOUNTAIN VIEWS! This once-in-a-lifetime opportunity will impress even the most discerning buyer, conveniently located 3.5km east of the Red Deer city edge (20 Avenue). Perched on rolling hills with city and mountain views, and sitting on 157 acres, is this private oasis tucked into the natural landscape. Featuring a custom SIP (styrofoam insulated panel) build and using passive heating design, this 1.5 storey was constructed with the highest quality standards and energy efficiency in mind. The custom timber frame construction within, and the minimalist design gives the home a clean, European feel. Built on a concrete footing / pony wall, backfilled with sand and insulated with rigid insulation beneath the slab, you can enjoy the efficient in-floor heat throughout the main level, supplemented by a gorgeous free-standing wood stove. As you enter, the open-faced staircase welcomes you into the home. On each side of the staircase sits the bedrooms, each with their own ensuite. Leading upstairs offers an open loft separated by the staircase, allowing multiple options for these rooms, historically used as an office / den, but could easily be converted into additional bedrooms if desired. The main area is bathed in natural light, with a deck off the dining space, a spacious custom kitchen with high end stainless appliances, large pantry with laundry directly off the kitchen and a sizeable cold storage / mud room leading outside. The property itself offers an oversized triple garage, currently divided into a double car garage and a large workshop. The 48'x31' barn offers all the additional storage you may desire, and also includes loft space. The 157 acres is separated out in to ~60 acres of agricultural land, ~80 acres of pasture land, and ~17 acres of treed and private land surrounding the house and outbuildings. Located on pavement, with powered gate and

paved driveway leading to the property. With a proximity this close to the city, and a land parcel this size, this property offers excellent long term investment opportunities for the patient and creative buyer. Top to bottom, this property shows a 10/10!