



GRASSROOTS
REALTY GROUP

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50, 26534 Township Road 384
Rural Red Deer County, Alberta

MLS # A2221399



\$1,475,000

Division:	Canyon Heights		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,228 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	5
Garage:	Driveway, Heated Garage, Oversized, Paved, Quad or More Attached		
Lot Size:	2.01 Acres		
Lot Feat:	Landscaped, Many Trees, Private, Views		

Heating:	Boiler, Natural Gas	Water:	Shared Well
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	30-38-26-W4
Exterior:	Concrete, Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Separate Entrance, Walk-In Closet(s)		

Inclusions: Wall Oven, Cooktop, Hood Fan, Dishwasher, Fridge (2), Window Coverings, Washer & Dryer (basement), Reverse Osmosis System, Automatic European Shutters

Experience unparalleled luxury and breathtaking views with this custom-built bungalow perched on the crest of Canyon Heights Hill. From its exceptional vantage point, the property provides panoramic views of the rolling countryside to the East for breathtaking sunrises and to the West for sunsets and the twinkle of city lights. This is a property that truly embraces Alberta's natural beauty. Inside this thoughtfully designed home you'll find a spacious floorplan enhanced by soaring ceiling heights, expansive windows that frame the views, and the timeless appeal of quality craftsmanship. The private, pergola-covered courtyard off the kitchen is equipped with a wood-burning fireplace, large dining area, and uninterrupted views of the yard and beyond. The space will elevate your outdoor entertaining and have guests feeling transported to a luxury vacation villa. The lower level of this hillside bungalow includes a private suite, ideal for multi-generational living or guest accommodations. The suite would be a simple modification to revert if desired. The walkout leads to a tranquil yard, framed by mature trees with a large garden and a secluded firepit area that is perfect for enjoying under the stars. A standout feature of this grand home is the impressive 1966 sq ft attached garage, designed to accommodate six vehicles and provides ample space for hobbyists or car enthusiasts. This Canyon Heights acreage offers size, sophistication, and scenery, making it a rare opportunity for luxury living just minutes from Red Deer.