



**GRASSROOTS**  
REALTY GROUP

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**28257 Highway 596**  
**Rural Red Deer County, Alberta**

**MLS # A2221792**



**\$1,450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,918 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	10.90 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle, Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	15-38-28-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	FRIDGE (2), STOVE, DISHWASHER (2), MICROWAVE, GARAGE DOOR OPENER AND CONTROLS (3), A/C, WASHER, DRYER, BLINDS, TV WALL MOUNTS, GAZEBO, GREENHOUSE, WATER SOFTENER, IRON FILTRATION SYSTEM, ATTACHED SHELVING IN THE GARAGE, CENTRAL VACUUM ATTACHMENTS		

CUSTOM BUILT 5 BEDROOM, 3 BATH BATH BUNGALOW ~ FULLY DEVELOPED W/OVER 3700 SQ. FT. OF LIVING SPACE ~ HEATED 4 CAR GARAGE ~ 10.9 ACRES, ZONED AG & OPTION TO ADD SECOND RESIDENCE/POTENTIAL TO SUBDIVIDE, OPERATE A BUSINESS OR HAVE LIVESTOCK ~ Stucco and stone exterior offer eye catching curb appeal to this well cared for home ~ Poured concrete sidewalk leads to the covered front entry ~ Step into the large sun filled foyer with tile flooring ~ Open concept main floor layout is complemented by 10' ceilings and hardwood flooring that create a feeling of spaciousness ~ The stunning kitchen offers an abundance of warm stained maple cabinets, beautiful Labradorite stone countertops, hexagon tile backsplash, huge island with an eating bar, and upgraded stainless steel appliances (gas range, French door fridge) ~ The living room has large west facing windows and is centred by a cozy gas fireplace ~ Easily host large gatherings in the spacious dining room with more large windows plus garden doors leading to a partially covered south facing deck, with a BBQ gas line, perfect for indoor/outdoor living ~ The private primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture and room for a sitting area, has a walk in closet with built in organizers and a spa like ensuite with dual sinks, a walk in shower and heated, jetted tub ~ Two main floor bedrooms are both a generous size with ample closet space (one is currently being used as an office) ~ 4 piece main floor bathroom ~ Mud room with access to the attached garage has front load laundry pair, built in cabinets with a stone folding counter and sink, built in shelving and a coat closet ~ The fully finished basement has 9' ceilings, in floor heat and tile flooring throughout ~ Large open concept family room has a full wet bar

with custom maple cabinets, stone countertops, tile backsplash and full size appliances with ample space for a dining table and chairs, pool table and a sitting room/media space ~ 2 generous size bedrooms share a 4 piece bathroom ~ Huge utility room has endless space for storage ~ Heated 58' x 28' attached garage is separated in to two bays, features 220V wiring, hot and cold taps, humidity fans, floor drains, has a workshop space, shelving and is insulated with painted drywall ~ Just outside the garage is full RV hook ups with a 30 amp power, water and sewer dump ~ Garden area has a greenhouse with power and water ~ Large fenced area is landscaped with tons of mature trees offering privacy and shade, views of the creek ~ Just off the deck is a huge poured concrete patio with a large fire pit area, enclosed gazebo w/power, water, gas line, and an attached pergola ~ Through the trees is an ATV/walking path leads to the backside of the property with open pasture, mature trees, tons of wildlife, and Sylvan Creek running through ~ Many more great features in this original owner home ~ Located west of Red Deer on Burnt Lake Trail w/pavement to the driveway.