



**35276 Range Road 10 - 110
Rural Red Deer County, Alberta**

MLS # A2281756



\$865,000

Division:	Tanamera Acres		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,584 sq.ft.	Age:	2005 (21 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Asphalt, Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated		
Lot Size:	1.40 Acres		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Engineered Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Pantry, Storage, Vinyl Windows

Inclusions: Gazebo Garage door remotes 2

Acreage living at its finest in Tamanera Acres. This custom-built executive bungalow is situated on a thoughtfully landscaped 1.4-acre lot. It offers a perfectly balanced space and home for living. With over 3000 sq ft of live space. It's well planned living space. mature trees of all sorts, garden boxes, firepits, and nature surrounding the house, all with the comfort of just a few great neighbours. This location is nestled in on the quiet paved county road in Red Deer County, just minutes west of Innisfail. The home features a thoughtful floor plan that emphasizes open-concept living and well done finishes throughout. The heart of the home is a spacious great room that flows naturally into the kitchen and dining areas, all oriented to take in views of the beautiful grounds. Come in through the front door entrance onto tile, or in through the mud room from the heated double car garage and embrace the bungalow style layout. It is light and bright and comfortable for the whole family. It offers six bedrooms and you can work from home in the sunfilled upstairs room with the lovely french doors to close. Downstairs is also bright, big and fully developed. Ten foot ceilings and in floor heating make this a great warm space for everyone to spend time in. Set up for family movie nights, exercise equipment and still tons of room for playing or having friends over for yoga or a game of pool! Inside flows naturally to outside, opening up valuable outside living space. There is a front facing south deck to enjoy the morning sun and coffee, and a north west back deck that gets the afternoon sun. A large exposed aggregate concrete pad is ready for a summer pool, yard games, and entertaining. Follow the paved laneway back to the fenced pickleball/tennis court and enjoy watching games from the shade of the gazebo. There is room to park the holiday trailer(s) next to the detached 28x30 garage and then enjoy time

sitting around the firepit. This home is ideal for those who value an active lifestyle at home.