



24402 Highway 595 E
Rural Red Deer County, Alberta

MLS # A2292412



\$1,600,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,267 sq.ft. | Age: | 1994 (32 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 3.39 Acres | | |
| Lot Feat: | Gentle Sloping, Irregular Lot, Landscaped, Many Trees, Private | | |

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|--------------------|--------------------------------------|-------------------|--|
| Heating: | Forced Air | Water: | Well |
| Floors: | Carpet, Tile, Vinyl | Sewer: | Septic Field, Septic System, Septic Tank |
| Roof: | Cedar Shake | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Composite Siding | Zoning: | AG |
| Foundation: | Preserved Wood | Utilities: | - |

Features: Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

Inclusions: Fridge, Stove, Dishwasher, Microwave, Window Coverings, Garage Door Opener & Controller(s), Washer, Dryer, Sheds, Bunk house with Murphy Bed, White Fridge In Garage.

Welcome to this beautiful original-owner 3.39-acre custom-built acreage, offering a fully finished home with 5 bedrooms, 4 bathrooms, a large double attached garage, and an incredible 50' x 70' heated shop with a 12' x 50' addition complete with its own washroom. Step inside and you'll immediately notice the soaring vaulted cedar ceilings and the stunning recently renovated kitchen, designed to impress. This chef's kitchen features solid oak cabinetry, granite countertops, stainless steel appliances, a large island with KitchenAid gas cooktop, corner pantry, and modern vinyl flooring. The spacious dining area easily accommodates large gatherings and overlooks the wraparound deck, making it perfect for entertaining. The inviting living room showcases a double-sided masonry wood-burning fireplace, creating a warm focal point for the space. On the opposite side, a large family room with near floor-to-ceiling windows captures breathtaking views of the surrounding landscape. The main floor also includes a bedroom, convenient main floor laundry, and a 4-piece bathroom. Upstairs you'll find a massive private primary retreat, complete with its own deck, walk-in closet, and a luxurious 4-piece ensuite. The walkout basement offers even more living space with a wood stove, games/craft room, cold room, additional storage, a 4-piece bathroom, and three more bedrooms—including one with its own 4-piece ensuite and walk-in closet. Outside, the property truly shines with a stunning landscaped yard recognized for rural beautification, a large wraparound deck perfect for gatherings, multiple storage sheds, a bunkhouse that sleeps six with a Murphy bed, and even a charming outhouse. The standout feature is the modern heated 50' x 70' shop with a 12' x 50' addition,

16’ ceilings, 14’ overhead doors, and ample space for large vehicles, equipment, or recreational toys. Ideally located just 17 minutes east of Red Deer and only 10 minutes to Delburne, this remarkable acreage offers the perfect blend of privacy, space, and convenience.