



121-2310 Twp Rd 370  
Rural Red Deer County, Alberta

MLS # A2292460



**\$989,900**

<b>Division:</b>	Sundance Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,566 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Oversized, Parking Lot, Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	3.26 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Lawn, Many Trees, Pasture, Rolling Slope		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Propane, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	4-37-2-W5
<b>Exterior:</b>	Concrete, Shingle Siding, Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Wood cook stove

Experience perfect the blend of peaceful country living on this exceptional acreage with pavement right to the property. Centrally located less than 30 minutes drive to Red Deer, less than 20 minutes drive to Sylvan Lake and within 15 minutes drive to Gleniffer Lake for swimming, fishing, and boating . This like new bungalow with a oversized triple car garage fully finished with infloor heating, upgraded oversized garage doors. The home offers a open concept layout with a massive vaulted ceiling modern slim shaker custom kitchen cabinets and a oversized island with beautiful upgraded granite counter-tops, herringbone tile back splash and under mounted sink, oversized walk in pantry used for your additional counter top appliances and storage. Beautiful wood cook stove for cold winter days. Warm natural wall colours and upgraded vinyl flooring and finishing throughout, tons of closet space with upgraded built in shelves. The main floor also offers three bedrooms including a master bedroom, walk in closet and en-suite with a stand up shower, glass door and wall tile, large vanity with granite counter top and under mounted sink and linen closet for additional storage. The home offers upgraded oversized triple-pane windows with beautiful views of gentle rolling hills. Massive oversized deck with vinyl decking and aluminium railing facing south west. The basement includes an additional bedroom that requires flooring for finishing, the rest of the basement is framed with large common area and another oversized bedroom, bathroom with tub, laundry room, cool storage, and mechanical room. The basement requires a few final touches regarding rough in's to have the basement ready for drywall. This home sits on this AG zone property with oversized septic field with tie in and a potential to build a large shop, or secondary home, or potentially operate a small

business on the property tons of parking for toys or equipment. The property also includes a number of garden beds, green house with a number of raised beds for growing, chicken coup fully completed with run.