



**10, 27501 Township Road 374  
Rural Red Deer County, Alberta**

**MLS # A2296969**



**\$1,179,000**

<b>Division:</b>	McKenzie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,291 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Electric Gate, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	1.08 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden		

<b>Heating:</b>	Baseboard, Boiler, In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	19-37-27-W4
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Pantry, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE (2), CENTRAL VACUUM, UPRIGHT FREEZER, STOVE (2), DISHWASHER (2), MICROWAVE (2), WASHER, DRYER, WINDOW COVERINGS, GARAGE DOOR OPENER AND CONTROL, HOT TUB, ALL OUTBUILDINGS, FIREPIT

FULLY DEVELOPED, CUSTOM BUILT ESTATE HOME ON 1.08 ACRES ~ LOCATED IN MCKENZIE SUBDIVISION JUST MINUTES SOUTH OF RED DEER ON PAVEMENT ~ 48' X 24' & 22' X 28' DETACHED GARAGE & WORKSHOP ~ FULLY FENCED W/ELECTRIC GATED ENTRY ~ Pride of ownership is evident in this original owner home loaded with character ~ Recent updates include; new plumbing, new windows and new shingles ~ Welcoming entry leads to a spacious foyer with coffered ceilings, parquet flooring, a secret room, and large windows that fill the space with natural light ~ Archway leads to the oversized living room featuring a cozy wood burning fireplace with a raised hearth, mantle and stone surround, large windows overlooking the treed property ~ Sliding patio doors lead to the solarium with heated brick floors, hot tub, cedar lined ceiling with skylights, a bar with built in cabinets, hot tub, raised flower beds, and a wall of west facing windows that overlook the treed backyard and pond ~ The kitchen offers a functional layout, featuring tons of warm stained cabinets, ample counter space, open display shelving, window above the sink and space for a casual dining area ~ Just off the kitchen is a generous size mud room with ample closet space, a separate entry to the yard and garage, and huge walk in pantry with built in shelving ~ The formal dining room with French doors, another cozy wood burning fireplace with a raised hearth, mantle and floor to ceiling stone, plus tons of space to host large gatherings with ease ~ Home office is conveniently located just off the foyer and next to a 2 piece bathroom ~ Double stairs lead to the upper level bonus room that's flooded with natural light from an abundance of large windows ~ The private primary bedroom can easily accommodate a king size bedroom suite with space for a sitting area, and offers a walk in closet

with built in organizers and an ensuite with an oversized vanity, walk in shower and a jetted corner tub ~ Second level laundry room~ 2 generous size guest bedrooms are located next to massive den with a west facing bay window overlooking the backyard ~ One bedroom has been converted to a kitchen and features white cabinets, and space for an eating area ~ Outside this fully fenced property is surrounded by mature trees offering shade and privacy and features a pond, greenhouse with a windmill, garden, gazebo, bar with power and custom seating, fire pit and two large garages with built in shelving and work benches ~ Located just minutes south of Red Deer, on pavement ~ Unbeatable convenience with easy access to Highways 2 and 2A, and walking distance to Gasoline Alley, where you'll find a wide range of amenities, including the popular Gasoline Alley Farmers' Market, Costco, Cineplex and transit to Red Deer, making it an ideal location for families and commuters alike.