



GRASSROOTS
REALTY GROUP

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120 Devilder Avenue
Trochu, Alberta

MLS # A2304192



\$555,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,316 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Double Garage D		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Tankless Hot Water, Vinyl Windows		
Inclusions:	N/A		

Hitting the links daily is effortless with this exceptional property! Perfectly positioned just off the 1st hole of the Trochu Golf Course, you'll enjoy sweeping open views and direct access to a fun and challenging course right from your doorstep. This custom-built, modified bi-level offers approximately 2,400 sq. ft. of thoughtfully designed living space, showcasing quality craftsmanship and a bright, functional layout throughout. The main level features a stylish open-concept kitchen complete with a pantry, rich custom wood cabinetry, gleaming granite countertops, and a striking copper accent above the range hood that adds warmth and character. The sun-filled dining area opens onto a Duradek-covered deck—ideal for relaxing or entertaining—while providing shade and protection to the patio below. The spacious primary bedroom offers a walk-in closet and a private 3-piece ensuite, creating a comfortable retreat. Two additional well-sized bedrooms and a full 4-piece bathroom complete the main level, with one bedroom conveniently offering main-floor laundry for added practicality. The fully self-contained walk-out basement illegal suite is bright and inviting, presenting excellent flexibility for utilization. It features a generous living room with a cozy gas fireplace, a full kitchen, a 3-piece bathroom, one bedroom, and a versatile flex room perfect for a home office or additional bedroom. Step outside to enjoy the private ground-level patio. Additional highlights include a heated attached garage (18' x 21' x 4'), a fully serviced detached shop (18' x 30' x 6') with impressive 11' ceilings and oversized access, and a dedicated 31' RV parking space. The beautifully maintained, low-maintenance yard is complete with underground irrigation, vinyl fencing, an enclosed

garden area, and convenient storage tucked beneath the deck. The rear patio is already equipped with 50-amp service, ready for your future hot tub. Located in a warm and welcoming community with essential amenities nearby, this property is just 50 minutes from Red Deer and 90 minutes from Calgary. Enjoy the rare opportunity to live right on the course—where peaceful small-town living meets lifestyle, space, and versatility.