



GRASSROOTS
REALTY GROUP

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28501 Highway 596
Rural Red Deer County, Alberta

MLS # A2307294



\$1,565,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,074 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, See Remarks, Triple Garage Attached		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Boiler, In Floor, Forced Air	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	6-38-28-W4
Exterior:	ICFs (Insulated Concrete Forms), Mixed, See Remarks, Stucco	Zoning:	AG
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Suspended Ceiling, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	NA		

Set on a picturesque 4-ACRE PARCEL, this exceptional property offers the perfect blend of peace, privacy and an unbeatable location. Just minutes from both Red Deer and Sylvan Lake, the perfect balance of country serenity and city convenience. The quality and craftsmanship is immediately apparent as you pull up to this striking stucco and stone exterior. The triple attached garage is fully developed with heated floors with an epoxy finish, and the added bonus of a two-piece bathroom! For additional work and storage space, this property offers a 40' x 60' HEATED SHOP! Step into refined luxury with this executive-built bungalow, designed to impress. Greet your guests into soaring 12-foot ceilings complimented with elegant crown molding. Handscraped hardwood flooring leads you throughout the main level. The chef's kitchen is a true showpiece! Rich dark cabinetry, gorgeous granite countertops, a raised dishwasher, and a tiered island for casual dining. Dine inside or step thru the glass door to lounge on the expansive patio. The south facing position provides warmth and sunshine throughout second half of the day. A staircase offers access to the yard and ample space for family fun or entertaining guests. Back inside, the large living room is anchored with a lovely tray ceiling. Expansive windows flood the space with natural light and showcase the stunning views. The home office is a highlight, complete with custom built-in shelving. The large picture window creates a perfect work-from-home setting. French doors lead to the primary suite that provides a spacious sanctuary, complete with a wonderful walk-in closet. The extensive spa-like ensuite offers heated floors and a therapeutic step-up soaker tub. The garden door gives you easy access for evenings on the deck while sipping a glass of wine. This main level floor plan is completed with the

convenience of laundry and a large walk-in closet adjacent to the garage. A stunning curved staircase leads down to the walkout basement. A true extension of the home's elegance and comfort. The expansive rec room is anchored by a gorgeous gas fireplace, providing a warm and inviting focal point. The wet bar is thoughtfully appointed with custom cabinetry providing ample storage, perfect for hosting gatherings. Large windows invite in an abundance of natural light. The garden doors give you access to the covered lower patio. The stamped concrete floors are heated and offer a cozy sitting area for those cooler evenings. This lower level also includes two generous bedrooms and a 4-piece bathroom, perfect for older children or accommodating guests. The ICF foundation of this home offers the benefits of blocking moisture, sound, and cold, resulting in lower utility bills. This property provides a tranquil setting where you can truly unwind and enjoy the beauty of your surroundings. An incredible opportunity to own a slice of country paradise!