



GRASSROOTS
REALTY GROUP

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**121, 28319 Township Rd 384
Rural Red Deer County, Alberta**

MLS # A2307379



\$849,900

Division:	West Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,951 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Carport, Double Garage Attached, Double Garage Detached, Off Street, Park		
Lot Size:	1.10 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Skylight(s), Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to this immaculate home located in West Ridge Estates minutes from Red Deer. Sitting on 1.10 acres with 2 double garages and a beautiful yard, this one is ready for you. Upstairs features a sunken living room with hardwood floors and gas fireplace. A lovely Chef style kitchen with built in oven and microwave, with a countertop Gas Stove in the island. Beautiful granite countertops, a kitchen skylight and Alder Wood cupboards and a smooth transition to the dining room. The large primary bedroom has a jacuzzi tub and separate shower ensuite. Comes with two more bedrooms, a full bathroom and a half bath with main floor laundry. Downstairs is a large family room and a Rec room with a wet bar, another bathroom and a large bedroom. Also has outside entrance to downstairs. Lots of storage space as well as a designated cold room for all your canning. The attached garage is 26x28 and another detached garage 26x28 that has 220 service. The large deck off the kitchen / dining room offers a screened in 3 season room that is great for gatherings, bbq season or just to relax in peace. The yard is nicely landscaped with plenty of trees and shrubs, a garden, a greenhouse, a water fountain and a fishpond. Come take a look - you will not be disappointed.