



37559 RR224
Rural Red Deer County, Alberta

MLS # A2307397



\$725,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,627 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	3
Garage:	Attached Carport, Gravel Driveway		
Lot Size:	21.37 Acres		
Lot Feat:	Creek/River/Stream/Pond, Many Trees, Pasture, Private, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Dugout, Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	33-37-22-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)		

Inclusions: Tree House, Livestock waterer, greenhouse, mounted swinging gates, front entry gates, dog kennel.

Acreage living at its best! If you've been looking for space, privacy, and a move-in-ready home, this 21.37 acre property might be the one. The main home has seen plenty of thoughtful updates over the years, including kitchen and flooring in 2012. The basement was renovated 3 years ago. This home features an open comfortable layout. The living room is warm and inviting with a wood stove and flows nicely into the dining area-great for everyday living or hosting. There have been some additions that really expand the home, including a 2014 2 bedroom addition off the living room and 2016 huge primary bedroom addition with walk-in closet and ensuite. Windows replaced in 2018, helping with efficiency and comfort throughout. There is also a bonus guest house with one bedroom, kitchen, living room and bathroom-perfect for extended family. Outside, mature trees surround the property, giving it privacy and that true acreage feel. Horse lovers will appreciate the outdoor riding arena, plus multiple out buildings and a 20x40 metal clad shop for projects and storage. Additional highlights include a newer (2014) septic tank and field system for both dwellings, along with several functional outbuildings including a tunnel green house. The land is fully fenced and cross-fenced. A well cared for acreage with endless possibilities.