



GRASSROOTS
REALTY GROUP

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2207 Township Road 372
Rural Red Deer County, Alberta

MLS # A2307539



\$849,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,536 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Garage Door Opener, Heated Garage, Oversized, Single		
Lot Size:	14.68 Acres		
Lot Feat:	Back Yard, Gentle Sloping, Greenbelt, Landscaped, Lawn, Many Trees		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-37-2-W5
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Quartz Counters		

Inclusions: shed

HORSE READY! Just under 15 acres with pasture, waterer, shelter, solid round pen, and barn space with stall and tack room! This larger bungalow has a BIG headstart with updates~NEW KITCHEN, flooring, paint, decks, garage doors, PEX plumbing lines, etc. This quality built bungalow is well designed with flexible living spaces. At the heart of the home is the new kitchen with a sunny south-facing window flooding the area with natural light, two-toned cabinetry (an impressive number of cabinets!) quartz countertops with ample workspace, new stainless appliances, apron sink, pantry, and new flooring that flows throughout the open-concept main area tying the space together beautifully. Another focal point is the stone front fireplace (with sliding hideaway screen and glass fronts) that is situated in the living space with vaulted ceiling, patio doors (with views to the south pastures, mature evergreens and deciduous trees) opening on to the south facing deck (plumbed and wired for hottub). 3 bedrooms on the main with the Primary bedroom having a rustic feature closet wall, and a 4 piece ensuite. The lower level has a large family room with wood burning stove, an additional recreation room, an office with closet, a cold storage room, a large utility room, and extra storage spaces. The large basement offers flexibility for use and more bedrooms could be added with the addition of egress windows. The attached heated and insulated garage is 20 x 26, but with single garage door and lots of extra storage or toy parking. The 24 x 32 shop is insulated and heated with concrete floor and newer overhead door. An additional 12 x 32 was previously added to create a small barn with stall and tack space. The garden patch and the current infrastructure in place for animals can be a great start towards your 'self-sufficient' lifestyle. Shed was former chicken coup (currently

being used for storage). There is a fenced dog run with shelter. Situated in a peaceful rural setting while being a convenient distance to nearby amenities~just southwest of Sylvan Lake.