



**37, 28342 Township Road 384
Rural Red Deer County, Alberta**

MLS # A2307607



\$829,900

Division:	Poplar Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,103 sq.ft.	Age:	1981 (45 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Asphalt, Concrete Driveway, Double Garage		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, No Neighbours Behind, Pie Sha		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, 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:	-
Features:	Closet Organizers, Dry Bar, Granite Counters, Jetted Tub, Kitchen Island, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	Treadmill		

Tucked away in a quiet cul-de-sac and surrounded by mature trees, this stunning 1 acre parcel in Poplar Ridge is a rare find. Just minutes to Red Deer and all on pavement, this sprawling home offers nearly 4000 square feet of developed living space, 4 bedrooms on the main floor, a 28x40 detached shop with 2nd floor storage, fully fenced yard, and a number of upgrades and updates including high efficient furnaces and central air conditioning (2021), new eavestroughs, water filtration system including reverse osmosis, new exterior doors, composite decking, and more. Step inside to this beautifully cared for and immaculately kept bungalow and you'll notice how the home is filled with natural light. A formal front living room and dining room space are great for entertaining, or relax in the back living room with a cozy gas fireplace that enjoys views over the beautifully landscaped back yard. The kitchen features beautiful wood cabinetry with granite counter tops, updated backsplash, island with storage, and an adjacent breakfast nook. Laundry is a joy in the dedicated laundry room and offers built in cabinetry and a sink. Four bedrooms on the main floor include a spacious primary suite with a private 3 pce ensuite and walk in closet, while 3 other bedrooms a nicely sized and share a 4 pce bath. The basement has been renovated with updated carpets, finishing, and beautiful stone facing around a wood burning fireplace. This large rec room space and family room is perfect for entertaining, and there's a finished den area perfect for an office or craft room. Two large basement bedrooms are perfect for teenagers or guests, and the larger room would make a great home gym space. A huge storage room has stair access up to the attached garage for added convenience. You'll love the amazing outdoor space in this private retreat, enjoy the large covered

composite deck on warmer days, or relax on the stone patio and enjoy the sun. With mature trees, beautiful landscaping, and no neighbours behind you, this backyard paradise is completely private and yours to enjoy. The 28x40 shop is dirt floor and has stairs leading up to a huge 2nd floor storage space. The property has 2 wells, one for the house, and one for the yard, and the septic system has been very well maintained with a number of recent updates and servicing. This spotless home offers a totally turn key package in an absolutely amazing location!