



GRASSROOTS
REALTY GROUP

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30-36006 Highway 2 Service Road South
Rural Red Deer County, Alberta

MLS # A2311275



\$1,090,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,695 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Quad or More Detached, Single Garage Attached		
Lot Size:	2.11 Acres		
Lot Feat:	Back Yard, Cleared, Front Yard, Landscaped, Many Trees, Private, Treed, Ya		

Heating:	In Floor, Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	2-36-28-W4
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms), Post & Beam, Stone	Zoning:	R-1
Foundation:	ICF Block	Utilities:	-
Features:	Beamed Ceilings, Double Vanity, High Ceilings, Pantry, Soaking Tub, Sump Pump(s), Tankless Hot Water		

Inclusions: Hottub, Wardrobes Primary bedroom, Wicker furniture on deck, BBQ on deck, Dog house, 2 large black planters behind house, Trough planter in backyard, Wine barrel front yard,

Discover a rare opportunity to own a custom post-and-beam home paired with a 30' x 50' heated shop on 2.11 beautifully landscaped acres, offering the perfect balance of exceptional craftsmanship, premium workspace, and functional acreage living. Situated on pavement just minutes from both Red Deer and Innisfail, this property offers something that's becoming increasingly difficult to find a fully usable yard with the space, flexibility, and infrastructure to support a wide range of lifestyles. Whether you need room for equipment, trailers, recreational vehicles, or a premium workshop, or you're looking for a property that may complement a home-based business (subject to Red Deer County regulations and approvals), this property delivers without sacrificing the comfort of home. Inside, cathedral ceilings, exposed post-and-beam construction, expansive west-facing windows, and a wood-burning stove create a warm, inviting living space filled with natural light and picturesque western views. The open-concept layout is equally suited to everyday family living and entertaining, while the quality of construction is evident throughout. Built for long-term performance, the home features an ICF foundation, Hardie board siding, a newer metal roof, solar power, central air conditioning, numerous mechanical updates, and a covered rear deck. The solar system meaningfully offsets annual electrical costs, contributing to exceptional efficiency and lower operating expenses. The heated 30' x 50' shop with covered lean-to is a true extension of the property. Ideal for tradespeople, contractors, automotive enthusiasts, collectors, or serious hobbyists, it provides outstanding workspace, secure storage, and the flexibility that's becoming increasingly difficult to find on residential acreages. Combined with the expansive yard and convenient access, the property is

well suited to buyers who value space, functionality, and versatility. Outside, enjoy beautifully landscaped grounds, mature trees, a covered rear deck, hot tub, firepit, and breathtaking western sunsets where the views stretch for miles and the northern lights become part of everyday life. Properties that successfully combine custom craftsmanship, premium shop space, a fully functional yard, and outstanding accessibility rarely come to market. If you've been searching for a property that supports both your lifestyle and the way you work, this is an opportunity you won't want to miss.