



10, 25028 Highway 595  
Rural Red Deer County, Alberta

MLS # A2315208



**\$1,200,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,824 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Heated Garage, Oversized		
<b>Lot Size:</b>	5.67 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Many Trees, Pasture		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	1-38-25-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, Pantry, Recessed Lighting, See Remarks, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, microhood, Washer, Dryer, build in china cabinet and desk in kitchen, garage door opener and 2 remotes, all window coverings, playset, pole shed, cat house, horse shed, treehouse, microwave, freezer, fridge in basement, dog house and kennel fencing, workbench and attached shelving in detached garage, central vacuum and all attachments, Reverse osmosis system, water conditioner, air exchanger

Some acreages check a few boxes. This one checks nearly all of them. Set on 5.67 beautifully treed acres just 17 minutes east of Red Deer, this custom-built Stan Hunter home offers a combination that's becoming increasingly difficult to find—a spacious family home, an oversized heated attached garage, a detached 3-car Garage, fenced pastures, exceptional privacy, and a peaceful setting surrounded by mature trees. Built with family living in mind, the 2,824 Sq.Ft. two-storey offers 4 Bedrooms, 3.5 Bathrooms, An Office/Den, nearly 4,000 Sq.Ft. of developed living space, and thoughtful details throughout. Triple-pane windows, insulated interior walls and floors for sound reduction, two gas fireplaces, extensive storage, and quality construction create a home that feels solid, comfortable, and exceptionally well cared for. From the oversized mudroom with built-in lockers to the spacious bedrooms and flexible main floor office, every space was designed to support the realities of everyday life. The kitchen serves as the heart of the home with an abundance of cabinetry, generous counter space, under-cabinet lighting, a huge walk-through pantry, and sightlines to the main living areas. Upstairs, the primary suite offers a true retreat with a vaulted ceiling, large walk-in closet with built-in drawers, dual vanities, an oversized soaker tub, dual shower heads, and a private water closet. Two additional bedrooms each feature walk-in closets and private vanity areas connected by a Jack and Jill bathroom, giving everyone their own space without sacrificing functionality. The fully developed basement continues the home's impressive footprint with a large family room, second gas fireplace, wet bar, full-sized refrigerator, an additional bedroom, a full bathroom, and an incredible laundry and storage area. Outside is where this property truly shines. Mature trees surround

the yard, creating a level of privacy that's difficult to replicate. Spend summer evenings around the stamped concrete firepit, relax in the gazebo, enjoy coffee on the wraparound front or back verandas, savour a quiet meal on the spacious rear patio, or watch kids and pets explore the beautifully maintained grounds. The property was recognized with the Red Deer County Rural Beautification Small Acreage Award, reflecting the pride of ownership evident throughout. For those wanting space for animals, hobbies, equipment, or recreational toys, the setup is already in place. Three connected fenced pastures, a frost-free hydrant, livestock shelter, feed storage, handling corral, oversized heated attached garage and detached triple garage, both 220V service, provides flexibility for a wide range of acreage lifestyles. Rarely does a property combine this level of privacy, space, functionality, and care in such a convenient location. Move-in ready and exceptionally maintained, this is an acreage designed not only for how you live today, but for the years ahead.