



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

250, 27240 392 Township
Rural Red Deer County, Alberta

MLS # A2319341



\$1,750,000

Division:	Valley Ridge Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,774 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway, Heated		
Lot Size:	2.01 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Cork, Tile, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-39-27-W4
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Stunning, extensively renovated acreage just minutes from Red Deer on pavement, offering exceptional craftsmanship, luxurious finishes, and the ultimate setup for garage and shop enthusiasts! Nestled in the highly sought-after Valley Ridge Estates, this beautifully updated bungalow is truly move-in ready and showcases custom upgrades throughout. Step inside to soaring custom wood ceilings and a stunning open-concept design that immediately impresses. The spacious mudroom connects to the heated triple attached garage, complete with hot and cold water, while main floor laundry and a convenient powder room add everyday functionality. At the heart of the home, the chef-inspired kitchen features custom white cabinetry extending to the ceiling, quartz countertops, a large island, premium stainless steel appliances including a professional side-by-side refrigerator, and a stylish coffee bar. The adjoining living room offers a warm and inviting atmosphere, highlighted by a beautiful fireplace framed with custom built-ins. Enjoy peaceful country views from the bright three-season sunroom or entertain with ease on the expansive maintenance waterproof vinyl deck. The luxurious primary retreat is a private sanctuary, complete with a walk-through closet and spa-inspired 5-piece ensuite featuring a freestanding soaker tub, oversized glass shower, and private water closet. A beautifully designed office, featuring custom cabinetry and window seating completes the main level. The fully developed walkout basement is equally impressive, featuring a striking brick accent wall along the staircase, a massive recreation room with direct access to the covered patio, a second family room, three additional bedrooms, and a beautifully finished bathroom with a walk-in shower. Situated on 2 pristine acres, the outdoor space has been thoughtfully designed for both relaxation and

functionality. Enjoy evenings around the firepit, tend to the fenced raised garden beds, and take full advantage of the incredible outbuildings. The heated 30' x 40' triple detached garage, heated 22' x 30' shop, and 14' x 14' storage shed provide endless possibilities for hobbies, projects, equipment, and storage. Lovingly maintained and extensively upgraded, this exceptional property offers all the benefits of luxury acreage living without the time, stress, or expense of building new!