



227 Piper Drive
Red Deer, Alberta

MLS # A2319788



\$985,000

Division:	Pines		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,297 sq.ft.	Age:	1978 (48 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Pie S		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound

Inclusions: Fridge, Gas Stove Top, Built-in Oven, Dishwasher, Microwave, Washer & Dryer, All Window Coverings, All attached shelving, Garage Openers and Controls (2), All Attached Shelving, Projector and Surround System in Basement, Central Vacuum and Attachments, Sound system in Living Room, Dining Room and Deck

Backing onto a beautiful treed reserve and situated on an incredible 10,000 + sq. ft. lot, this one-of-a-kind property offers a spectacular park-like setting with mature trees, exceptional landscaping, and outstanding privacy. Boasting over 3,200 sq. ft. above grade, 7 bedrooms, 3.5 bathrooms, and a layout designed for both family living and entertaining, this is a home unlike anything else on the market. The stunning living room is the heart of the home, featuring soaring vaulted cedar ceilings, exposed beams, and a floor-to-ceiling stone-faced wood-burning fireplace that creates a warm and inviting atmosphere. The spacious kitchen offers plenty of workspace and storage, while the dining area overlooks the backyard and provides direct access to the deck. A main floor office offers the perfect work-from-home setup, and the integrated surround sound system services the living room, dining area, outdoor entertaining spaces, and basement media room. The oversized attached garage is a standout feature, complete with rear overhead door access to the backyard. The primary suite is a true retreat, offering a generous bedroom with room for a sitting area, large closet space, and an oversized 5-piece ensuite featuring a custom tile shower and separate soaker tub. Patio doors lead directly to the expansive upper balcony overlooking the beautifully landscaped yard and reserve. Four additional bedrooms complete the upper level (1 more up & 3 on the main) providing exceptional space for large or growing families. Recent upgrades include all bathrooms renovated in 2025 with new cabinetry, granite countertops, and travertine flooring and tile work, along with electric heated flooring in the main floor bathroom. The home is primarily plumbed with copper, with the remaining Poly-B replaced in 2025. Additional improvements include a cedar shake roof (2015), majority of

triple pane windows replaced in 2008, new fence (2020), fence refinishing (2026), and a 7-zone heating system providing customized comfort throughout the home. The lower level is built for entertaining, featuring a wet bar with seating area, a sunken theatre/media room accompanied by another wood burning fireplace, two additional bedrooms, abundant storage space, and a separate exterior entrance to the backyard. Outside, the meticulously maintained grounds are truly the showpiece of the property. Beautiful landscaping, mature trees, and a flower misting system create an incredible outdoor environment, while the treed reserve behind the property provides year-round privacy and a stunning natural backdrop. Whether enjoying the deck, relaxing on the upper balcony, or simply taking in the view, this backyard offers a setting that is rarely found. Properties offering this combination of size, character, updates, and location rarely come available. This is a home that must be experienced in person to be fully appreciated.