



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

32, 28364 Township Road 384  
Rural Red Deer County, Alberta

MLS # A2324700



**\$1,125,000**

|           |                                  |        |                   |
|-----------|----------------------------------|--------|-------------------|
| Division: | Mountain View Estates            |        |                   |
| Type:     | Residential/House                |        |                   |
| Style:    | 2 Storey, Acreage with Residence |        |                   |
| Size:     | 2,834 sq.ft.                     | Age:   | 1993 (33 yrs old) |
| Beds:     | 6                                | Baths: | 4                 |
| Garage:   | Triple Garage Attached           |        |                   |
| Lot Size: | 1.04 Acres                       |        |                   |
| Lot Feat: | Front Yard, Landscaped           |        |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Kitchen Island, Skylight(s), Walk-In Closet(s)

**Water:** Well

**Sewer:** Septic Field, Septic Tank

**Condo Fee:** -

**LLD:** 28-38-28-W4

**Zoning:** R-1

**Utilities:** -

**Inclusions:** Fridge, stove, b/i dishwasher, b/i microwave, washer and dryer, window coverings, central vac and attachments, shed, underground sprinkler system.

Located just minutes from Red Deer and Sylvan Lake in the sought-after Mountainview Estates community, this 1.04-acre property offers mountain views and plenty of space inside and out. As you enter the home, you're welcomed by a spacious foyer that opens across three levels and features hardwood flooring. The living room includes a gas fireplace and overlooks the south-facing front yard. The adjoining dining room comfortably accommodates a large table, making it ideal for family gatherings and holiday meals. The kitchen offers extensive counter space, a large island, corner pantry, wall oven, granite countertops, tile backsplash, and access to the back yard. The bright breakfast nook features skylights and large windows overlooking the yard. Patio doors lead to a three-tiered deck with glass railings. Back inside, the lower level includes two sitting areas, a laundry room, a 3-piece bathroom, and direct access to the triple attached garage. Upstairs, the primary suite features a gas fireplace, window seat, walk-in closet, and a raised ensuite with dual sinks, a separate shower, and a soaking tub. Two additional bedrooms, both with skylights and one with a window seat, a 3-piece bathroom, and a large hall closet complete the upper floor. The basement offers a large recreation room currently used as a theatre room, a bonus room, two additional bedrooms, a 3-piece bathroom, a utility room, and a spacious storage closet. Outside, mature evergreen trees and farm land behind the home provide privacy. The property offers multiple outdoor spaces for entertaining, including tiered decks, a firepit area, and a gazebo with a dining space. With a triple attached garage, plenty of room for entertaining, and a convenient location just off Highway 11, this Mountainview Estates home offers a great combination of space, privacy, and views. Don't miss the opportunity to make

it yours.