



GRASSROOTS
REALTY GROUP

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27576 Township Road 382
Rural Red Deer County, Alberta

MLS # A2325181



\$1,099,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,801 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Double Garage Attached, RV Access/Parking		
Lot Size:	23.87 Acres		
Lot Feat:	Farm, Landscaped, Many Trees, Pasture		

Heating:	Natural Gas, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Crown Molding, Double Vanity, High Ceilings, Walk-In Closet(s)		

Inclusions: Garden Shed

24 ACRE EQUESTRIAN PARADISE WITH AG ZONING JUST 3 MINUTES FROM RED DEER ON PAVEMENT! Opportunities to own a property like this are extremely rare! Just a short ride from the river and a quick drive into Red Deer on 32nd street, this gorgeous property is fenced and set up for animals all while providing a beautifully renovated home and thoroughly treed yard space to enjoy. Extensive renovations to this home include windows, siding, shingles, plumbing, electrical, water treatment system, furnace, hot water tank, flooring, all bathrooms, and a stunning updated kitchen. Offering nearly 3500 square feet of space, this large bungalow shines with pride of ownership inside and out. A large living room offers beautiful wood beam vaulted ceilings and a cozy wood burning stove, and you'll love to entertain with friends in this massive dining room space. The kitchen offers beautiful maple cabinetry, upgraded stainless steel appliances including a gas stove, a large built in pantry space, and an abundance of windows overlooking the yard. The primary bedroom enjoys hardwood flooring, a walk in closet, and a renovated ensuite bathroom with dual sinks and a soaker tub with tile surround. The second bedroom and a large updated 4 pce bathroom complete the main floor. The basement is fully finished with an abundance of added living space, offering two large family/rec room areas, one with a gas fireplace, two large bedrooms, and a new 3 pce bath with shower. There's a large heated breezeway off the house that provides access to the 24x24 garage, a perfect space for an enclosed porch/patio, boot room, or warm space for pets in the winter. Property includes 2 stock waterers, complete no maintenance fence and cross fencing, a 150x220' outdoor riding arena, 50' round pen, one permanent horse shelter, and 22x40 barn with 3 box stalls

and room for more. This stunning property is a pleasure to show and must be seen to be fully appreciated!