



GRASSROOTS
REALTY GROUP

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198, 28342 Township Road 384
Rural Red Deer County, Alberta

MLS # A2326637



\$925,000

Division:	Poplar Ridge		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,061 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Electric Gate, Garage Dr		
Lot Size:	1.27 Acres		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind		

Heating:	In Floor, Forced Air, Natural Gas
Floors:	Laminate, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Storage

Water:	Well
Sewer:	Septic System
Condo Fee:	-
LLD:	28-38-28-W4
Zoning:	R-1
Utilities:	-

Inclusions: ALL FURNITURE NEGOTIABLE

Welcome to your dream home in Poplar Ridge, where modern comfort meets serene acreage living. Nestled on a generous 1.27 acres adorned with mature trees, this beautifully updated two story residence offers a perfect retreat from the hustle and bustle of everyday life. The property boasts exceptional curb appeal, highlighted by an elegant electric front gate that invites you into your private oasis. As you step inside, you'll be greeted by a warm and welcoming entryway that leads to a thoughtfully designed main floor. The open layout features stylish and durable vinyl plank flooring throughout, creating a seamless flow between spaces. A bright home office with a large window overlooks the front yard, making it an ideal space for productivity or a cozy playroom for the kids. The inviting living room is the heart of the home, featuring heated tiled floors and a stunning gas fireplace framed by floor to ceiling stone. With patio doors that open to your pristine backyard, this cozy space is perfect for relaxation or entertaining guests. Adjacent to the living room, a formal dining room awaits, providing ample space for family gatherings and special occasions. The kitchen is designed for both functionality and style, with elegant maple cabinets, a full tile backsplash, a gas stove, and pot/pan drawers, along with stainless steel appliances. The bayed eating area, complemented by an eating bar, makes this kitchen a delightful place to prepare meals and enjoy casual dining. Step out onto the enclosed screened porch, a 16x14 haven that offers a perfect spot for three season living. Whether you're sipping morning coffee or hosting evening gatherings, this sun drenched space is sure to become a favorite retreat. Venturing upstairs, you'll find three comfortable bedrooms and two beautifully appointed bathrooms. The king sized master suite is a luxurious sanctuary, featuring double closet doors

and a four piece ensuite with double sinks and a tiled shower. The kids' bathroom includes a window, a soaker tub, and a tiled shower, ensuring comfort and convenience for the whole family. The fully developed basement is another highlight of this home, providing additional living space that is both functional and inviting. The sunken family room, warmed by a gas fireplace, is perfect for cozy movie nights or game days. A designated games area offers space for fun-filled evenings with friends and family, while a convenient three piece bathroom and laundry facilities add practicality. There's also an additional bedroom, though it's worth noting that it lacks a closet and the window does not meet current egress standards. Over the years, this property has undergone numerous renovations, including the replacement of all vinyl windows (except one upstairs), fresh exterior paint, new front and back decks, and the addition of the sunroom. One of the detached garages was built in 2016, and the home features an upgraded mid-efficient furnaces. Located with easy access to Red Deer and Sylvan Lake.