



GRASSROOTS
REALTY GROUP

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27, 26110 Highway 11
Rural Red Deer County, Alberta

MLS # A2327541



\$820,000

Division:	Meadow Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,616 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	2.02 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscap		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	13-38-26-W4
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Smoking Home, Pantry, Quartz Counters, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Washer/ Dryer, Fridge Stove, Microwave, Dishwasher , Garage Door opener, Shed ,

Stunning, Meticulously Maintained Acreage with Award-Winning Landscaping & Spectacular River Valley Views Experience the perfect balance of luxury, privacy, and convenience just 7 minutes from Red Deer. This beautifully maintained property showcases breathtaking Red Deer River Valley views, award-winning landscaping, and pride of ownership throughout. Enjoy your morning coffee on the welcoming front veranda or relax on the expansive two-tiered deck while taking in the stunning natural surroundings. The living room and kitchen have been freshly painted, creating a bright, refreshed atmosphere that's move-in ready. Inside, soaring vaulted ceilings enhance the spacious living and dining areas, while the chef-inspired kitchen features granite countertops, abundant workspace, and excellent functionality. Convenient main-floor laundry, zone-controlled in-floor heating, and quality finishes throughout add to the home's exceptional comfort. The main level offers a spacious primary retreat complete with a 3-piece ensuite, along with a second generously sized bedroom. Downstairs, the fully developed basement provides a massive family and games room with a cozy fireplace, an additional large bedroom, a stylish 3-piece bathroom, and a versatile storage room that could easily serve as a fourth bedroom, office, or hobby space. Meticulously maintained inside and out, this remarkable acreage offers the tranquility of country living with the convenience of city amenities just minutes away. A rare opportunity to own a truly exceptional property where every day feels like a retreat. Breathtaking views, award-winning landscaping, and move-in-ready comfort—this is acreage living at its finest. New picture on Saturday Jun 13th

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