



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

242, 27240 Township Road 392
Rural Red Deer County, Alberta

MLS # A2330003



\$1,000,000

Division:	Valley Ridge Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,637 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Cleared, Corners Marked, Few Trees, Lawn, Low Maintenance La		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-39-27-W4
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	TV Mount		

OWNERS ARE HOME BUILDERS AND WILL BUILD A SHOP TO SPECS FOR THE RIGHT BUYER AT A NEGOTIATED PRICE. Set on two beautifully landscaped acres along the Blindman River in sought-after Valleyridge Estates, this custom-built two-storey offers over 3,600 sq ft of thoughtfully designed living space. Large windows throughout the home fill it with natural light, creating a bright, airy feel from the moment you step through the grand entryway with its 19-foot ceiling. Five spacious bedrooms include four with walk-in closets and private ensuites, ideal for hosting guests. The upstairs primary suite is a true retreat, complete with a private covered deck overlooking the acreage. Two full kitchens — including a main gourmet kitchen with a granite island and a secondary spice kitchen — make entertaining effortless, while the formal office, cozy living room, generous family room, and sunroom offer flexible space for every lifestyle. A large second-floor loft and a main-level laundry room with granite counters add everyday convenience. The 2,260 sq ft walkout basement is unfinished and ready for your vision. Outside, the heated triple attached garage boasts 11-foot ceilings, easily accommodating vehicles, toys, and a workshop. Additional features include dual furnaces, dual central vacuum systems, and enhanced insulation for year-round efficiency. A rare opportunity to own an acreage estate that combines luxury, space, and privacy just minutes from Red Deer.