



GRASSROOTS
REALTY GROUP

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58, 28364 Township Road 384
Rural Red Deer County, Alberta

MLS # A2334813



\$1,174,999

Division:	Mountain View Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,060 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Attached, Workshop in Garage		
Lot Size:	1.37 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Many Trees, Private		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	28-38-28-W4
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Suspended Ceiling, Walk-In Closet(s)

Inclusions: Fridge, Cooktop, Dishwasher, Microwave, Double Ovens, Washer, Dryer, Pantry Fridge, Central Vacuum & All Attachments, Family Room TV & Mount, 2 Garage Remotes, Garage Attached Shelving & Workbench, Ride On Lawn Mower

Nestled in the sought-after community of Mountain View Estates (an extension of Poplar Ridge Estates), this exceptional 3,000+ sq. ft. executive home offers the perfect balance of peaceful country living and convenient access to city amenities. Set on a beautifully landscaped property surrounded by towering mature trees, you'll enjoy exceptional privacy along with vibrant perennial gardens, a large garden area, a charming gazebo, and a welcoming firepit—creating an outdoor oasis you'll love year-round. Inside, this impressive home has been beautifully renovated and showcases soaring ceilings, an abundance of natural light, and a spacious open-concept design that is both elegant and inviting. The thoughtfully designed floor plan provides room for the entire family, featuring a warm and welcoming family room overlooking the kitchen, plus a separate living room ideal for entertaining or enjoying a quiet retreat. The stunning renovated kitchen is sure to impress with leathered granite countertops, a large butcher block island, extensive cabinetry, and plenty of workspace for cooking and gathering. A spacious main floor office is perfect for those who work from home, while the convenient mudroom and main floor laundry add everyday functionality. The heated triple attached garage offers ample space for vehicles, recreational toys, and a workshop area. Upstairs, the family-friendly layout features three generous bedrooms, including a luxurious primary retreat accessed through double doors. The spacious primary suite boasts a spa-inspired ensuite and an oversized walk-in closet designed to accommodate even the largest wardrobe. The fully developed basement provides even more living space with a large recreation room, a fourth bedroom, and an additional bathroom—ideal for guests, teenagers, or extended family. Located

just minutes from the highly regarded Poplar Ridge Elementary School and a short drive to both Red Deer and Sylvan Lake, this remarkable property offers the best of both worlds: the serenity, space, and lifestyle of acreage living with the convenience of nearby amenities. If you've been dreaming of an executive country property where your family can truly live, relax, and entertain, this exceptional home is one you won't want to miss.