



**GRASSROOTS**  
REALTY GROUP

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201, 1236 Township Road 384  
Rural Red Deer County, Alberta

MLS # A2335684



**\$1,599,900**

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | Valley Meadows                                                            |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | Acreage with Residence, Bungalow                                          |        |                   |
| Size:     | 2,316 sq.ft.                                                              | Age:   | 2001 (25 yrs old) |
| Beds:     | 4                                                                         | Baths: | 2                 |
| Garage:   | Additional Parking, Double Garage Detached, Gravel Driveway, Oversized, R |        |                   |
| Lot Size: | 12.16 Acres                                                               |        |                   |
| Lot Feat: | Back Yard, Front Yard, Garden, Landscaped, Many Trees, No Neighbours Be   |        |                   |

|             |                               |            |                                              |
|-------------|-------------------------------|------------|----------------------------------------------|
| Heating:    | Boiler, In Floor, Natural Gas | Water:     | Well                                         |
| Floors:     | Tile, Vinyl                   | Sewer:     | Septic Field, Septic Tank                    |
| Roof:       | Asphalt Shingle               | Condo Fee: | -                                            |
| Basement:   | None                          | LLD:       | 27-38-1-W5                                   |
| Exterior:   | Stucco, Wood Frame            | Zoning:    | AG                                           |
| Foundation: | Slab                          | Utilities: | Electricity Connected, Natural Gas Connected |

**Features:** Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER AND CONTROL, ALARM SYSTEM, BUNKHOUSE, SHOP, HORSE CORRALS, HORSE FENCING, INVISIBLE FENCING, GATES, ATTACHED SHELVING AND CABINETS IN GARAGE, SHED, HORSE SHELTERS, WATER FILTRATION SYSTEM

2,316 SQ. FT. BUNGALOW LOCATED ON 12.16 ACRES JUST MINUTES EAST OF SYLVAN ~ POTENTIAL TO SUBDIVIDE ~ OVERSIZED TRIPLE DETACHED GARAGE + NUMEROUS OUTBUILDINGS ~ SET UP FOR HORSES W/CORRALS, FENCING, SHELTER & WATERER ~ 42' x 7' covered front veranda welcomes you to this well cared for home ~ Open concept main floor layout is complemented by vinyl plank flooring and large windows offering tons of natural light ~ Double sided stone fireplace with a raised hearth and mantle separate the living and dining rooms ~ The kitchen offers a functional layout with plenty of cabinets, ample stone counter space including a large island with an eating bar, window above the sink overlooking the backyard and a large walk in pantry with floor to ceiling shelving ~ Easily host large gatherings in the dining room with garden doors access to the rear patio ~ The private primary bedroom is a generous size and can easily accommodate a king size bed with ample room for a sitting area, has a spacious walk in closet with built in shelving and a 5 piece ensuite with dual sinks, a walk in shower, and a jetted soaker tub ~ 3 additional bedrooms are all a generous size and have ample closet space ~ Updated 4 piece bathroom is centrally located, has a soaker tub, glass doors and a tile surround ~ Laundry is located in it's own room and has built in cabinets and a folding counter ~ Mud room has a separate entry with easy access to the triple detached garage and driveway ~ Treed fire pit area has a bunk house with power and large windows ~ Double detached garage/shop has an overhead door, and power ~ Horse barn, corrals, shelter and riding arena with horse waterer ~ Horseshoe pits, zip line and a huge dirt bike track ~ Preliminary subdivision plans have already been discussed and mapped with the county,

showing potential for up to 6 acreages or 16 smaller parcels (subject to county approval). A solid opportunity for investors, developers, or buyers looking to establish a business or multi-use property ~ Located in Valley Meadows subdivision, just minutes east of Sylvan Lake with pavement to the driveway.