



GRASSROOTS
REALTY GROUP

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230, 1271 Township Road 392
Rural Red Deer County, Alberta

MLS # A2340257



\$935,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,437 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	3.01 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Gentle Slope		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-39-1-W5
Exterior:	Mixed	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, See Remarks		

Inclusions: NA

Perched on a PICTURESQUE 3-ACRE LOT in the sought after neighborhood of KAYTON ESTATES. With beautiful views, this charming home offers a rare blend of timeless appeal, peaceful surroundings, and plenty of room to enjoy the expansive property. The fenced pasture land provides the perfect enclosure for your horses. The quaint veranda welcomes you and your guests, setting the tone for the warmth and character found throughout the home. The single attached garage gives you a convenient parking spot and easy access with groceries etc. Step inside the spacious foyer that provides gracious introduction and flows seamlessly into both the large living room and formal dining. The 3-sided fireplace anchors the space and adds a cozy atmosphere. The living room offers panoramic views overlooking the property through the beautiful bay windows. The kitchen features warm wood cabinetry and gorgeous granite countertops. Crisp white appliances including a Miele cooktop and the convenience of double wall ovens. The charming breakfast nook provides additional cabinetry and an abundance of storage. Enjoy your morning coffee surrounded in the scenic views or step thru the garden door to lounge on the expansive patio. The primary bedroom offers a spacious private retreat, complete with a wonderful walk-in closet. A large additional bedroom could also be used as a lovely home office. Main level laundry is an added luxury and convenience. The fully developed walkout basement offers an abundance of space and functionality. The large family room features another beautiful bay window overlooking the massive backyard. You will appreciate the low maintenance tiled flooring with in-floor heating for added comfort. The sliding glass doors give you easy access to this incredible acreage. Imagine gathering with friends and family, enjoying yard games,

endless gardening, and the gorgeous views! In the evenings you can sip a glass of wine while gazing up at the stars. The 30x40 shop provides a place for projects and storage of equipment. Back inside, a generous bedroom and 3-piece bathroom comfortably accommodate extended family or guests. An oversized furnace room offers exceptional storage space. Recent updates include: Central Air Conditioning, Reverse Osmosis System, as well as recently replaced shingles and hot water tank. With it's beautiful setting, classic character details, and stunning lake views, this property offers an exceptional opportunity to enjoy the charm of country living along with the convenience of being close to Sylvan Lake!