



GRASSROOTS
REALTY GROUP

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37, 26540 11 Highway
Rural Red Deer County, Alberta

MLS # A2340764



\$1,574,900

Division:	Balmoral Heights		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,745 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Side, On Street, Quad or More Attached		
Lot Size:	1.83 Acres		
Lot Feat:	Landscaped, No Back Lane, Private		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-38-26-W4
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Walk-In Closet(s)		

Inclusions:	N/A
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Perched on 1.83 acres in Balmoral Heights, just minutes from Red Deer, this one-of-a-kind executive two-storey walkout offers over 5,300 sq/ft of developed living space with commanding city views. A paved driveway leads to a 7' cast-iron double door entry, opening into a great room with 20'+ ceilings and floor-to-ceiling windows that frame the view from the moment you walk in. The main floor features a dream kitchen with butler's pantry and coffered ceilings, a dedicated office, and a separate reading room/library. Upstairs, a bonus/theatre room sits alongside a primary suite with fireplace, custom ensuite, soaker tub, tiled shower, and a walk-in closet with laundry hookup — plus two additional bedrooms sharing a Jack & Jill ensuite, each with its own walk-in closet. The fully finished walkout basement adds a fourth bedroom, a second living room, a games room with bar, and a dedicated utility room. Two attached garages (East Wing 29x51 & West Wing 22x52) round out the property, with the east bay wired 220V and currently set up as a gym and golf simulator space, ready to convert to a shop or car lift. The tiered backyard overlooks the city and includes a rear entrance with room for future development, such as an additional shop. Year-round comfort comes from two furnaces, two A/C units, and in-floor boiler heat — a rare 4 bed/4 bath executive acreage with city convenience just minutes away.