



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2246 Township Road 384
Rural Red Deer County, Alberta

MLS # A2345095



\$1,555,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,994 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, RV Access/Parking, Triple Garage Detached		
Lot Size:	24.44 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Landscaped, Many		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	Well
Floors:	Hardwood, Tile, Wood	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	27-38-2-W5
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms)	Zoning:	AG
Foundation:	ICF Block	Utilities:	-

Features: Bathroom Rough-in, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: 2 Garage Door Openers and Remote(s), Custom Blinds and Remote(s), Washer in Attached Garage, Garage Heaters (in both Attached and Detached Garages), Two Tarp Sheds (including firewood currently stored therein), Garden Planter Boxes, Built-in Fish Tank/Shelving and All Related Components, TELUS Security System Components, Built-in Ceiling Speaker System (including associated controls)

This is an insanely rare opportunity to own a 24.44-acre country property just 5 minutes west of Sylvan Lake, where beautiful mountain views, an exceptional blend of luxury, character and country living come together in an incredible setting. Inside, the home is filled with impressive architectural details including granite countertops, vaulted ceilings, exposed wood beams and thoughtfully designed feature spaces throughout. Extra features include a gas fireplace and wood-burning fireplace accented by custom woodwork and beautiful rockwork, along with a built-in fish tank incorporated into a striking feature wall. Vehicle and storage space is abundant, with an oversized heated double attached garage offering exceptional depth and additional usable space, plus a heated triple detached garage. Outside, mature trees and extensive landscaping create a private, established setting highlighted by a stunning two-tiered pond and an impressive stamped-concrete outdoor fireplace area with retaining wall that creates the perfect space for entertaining. The property is fenced and cross-fenced with pasture land, animal pens, a separate gated field and outbuildings, offering outstanding versatility. Multiple flower beds, an extra-large garden and raised garden boxes add even more charm and functionality to the beautifully developed outdoor space. The expansive rear deck offers both covered and uncovered areas, with the covered section featuring a peaked roof, exposed beams and wood columns. A welcoming front veranda adds even more outdoor living space. With over 24 acres, incredible improvements and a location only minutes from Sylvan Lake, properties like this are exceptionally hard to find.