



GRASSROOTS
REALTY GROUP

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37408 Sand Road
Rural Red Deer County, Alberta

MLS # A2345170



\$1,275,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,605 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	15.54 Acres		
Lot Feat:	Front Yard, Gazebo, Lawn, Secluded, Triangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Slate, Tile, Wood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Metal Siding , Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home

Water:	Well
Sewer:	Septic Field
Condo Fee:	-
LLD:	28-37-2-W5
Zoning:	AG
Utilities:	-

Inclusions: N/A

Multi Use Acreage!– 15+ acres zoned Ag in a quiet rural location in the heart of Central Alberta, with a fully renovated home and infrastructure in place. Whether you are a hobby farmer, an equestrian enthusiast, or just want space and privacy, this property checks all the boxes. From the moment you drive through the custom-built metal gates and up the tree lined driveway, pride of ownership is immediately apparent before you even step inside the meticulously renovated bungalow. A newly completed front porch is perfect for enjoying your morning coffee and listening to the sounds of nature. From the porch you enter into the mud room with a hanging closet perfect for all your work clothes and boots, with beautiful hand-cut African slate tiles and glazed French doors that lead you into the main open plan living area. The vaulted south facing living room floods with natural light over white oak hardwood and features a wood burning fireplace, perfect for Alberta winters. Step out from the dining area onto the large south facing rear cedar deck with a gazebo and enjoy stunning mountain views on clear days. The kitchen is a chef's dream: gleaming black granite countertops, soft close cabinetry, dual farmhouse sink, integrated dishwasher, newer SS appliances and a custom pull out pantry. The main floor also offers two generous sized bedrooms, main floor laundry and a 3-pc bath with travertine tile and a large soaker tub. The primary bedroom features a 3-pc ensuite with slate flooring and a fully tiled walk-in shower. The fully finished basement adds a fourth bedroom, gym/den, shelved walk-in pantry, home office, beautiful 3-pc travertine bath, and a massive rec room with a second wood-burning fireplace – cork flooring throughout with tile in the pantry, engineered hardwood in the bedroom and laminate in the gym/den and office. The oversized 26x22 ft

heated garage is accessible from the basement and wired for 220V. Outside: a new 36x40 heated shop (with 10x36 lean to) with 12ft ceilings and three 10ft doors with automatic openers, 220V power, propane heat convertible to natural gas. The 32x60 barn – large enough to serve as an indoor riding arena – is connected via a covered breezeway to a 20x40 insulated and heated barn. Both barns have light and water. The fully fenced acreage is split into 4 pastures each with its own corral, open fronted barn and heated waterer. There is also a chicken coop with covered outdoor run, feed shed, large enclosed garden, 3 greenhouses, fruit trees, raspberry and aronia bushes, raised beds and a large lawn. If you are looking for a turnkey acreage, with a fully renovated home in a quiet rural location with quick access to Hwy 11 or the Hwy 2 corridor, this property ticks all the boxes.