



GRASSROOTS
REALTY GROUP

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26139 Highway 595
Rural Red Deer County, Alberta

MLS # A2346312



\$1,399,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,526 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	6.99 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped, Meadow, Pasture, Treed, Views		

Heating:	In Floor, Geothermal	Water:	Well
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	35-37-26-W4
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	AG
Foundation:	ICF Block	Utilities:	See Remarks
Features:	Jetted Tub, Vaulted Ceiling(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer/Dryer, All water systems, All Window Coverings, All attached shelving, Garage Door openers and 2 remotes for attached garage (no openers for detached garage or shop), Seacan attached to the shop, Propane Tank, Playhouse, Upright Freezer, Solar System, Hot Tub, Central Vacuum and attachments (as-is), Security Gate and 2 Remotes, RAM Security System

Welcome to a truly exceptional acreage opportunity in Red Deer County, where energy efficiency, quality construction, privacy and versatility come together on 6.99 acres just 10 minutes from Red Deer city limits. Set on pavement and surrounded by mature trees, this beautifully landscaped property offers the space and privacy of a rural estate while keeping everyday amenities, schools, shopping and services remarkably close. Whether you are looking for a private family home, an equestrian property, or a versatile setting, this property offers an impressive combination of features and infrastructure. At the heart of the property is a spacious custom-built NET ZERO walkout bungalow, constructed in 2004 with ICF construction, geothermal heating and cooling, and a grid-tied solar system designed to significantly reduce ongoing utility costs. The combination of ICF construction, triple-pane windows and energy-efficient systems creates an exceptionally comfortable, efficient and durable home, offering an added level of peace of mind in both construction quality and long-term performance. The main floor offers 1526 square feet of thoughtfully designed living space, with vaulted ceilings through the primary living areas & 9-foot ceilings throughout. The main level features two bedrooms, including a generous primary suite with a 5pc ensuite, as well as convenient main-floor laundry. Custom oak cabinetry, upgraded mouldings and refined finishes add warmth and character throughout the home. The fully finished walkout basement provides two additional bedrooms, a generous recreation area, a wood-burning fireplace and stove, and a dedicated tornado/safe room that also provides excellent cold storage. From the walkout, step directly onto the professionally landscaped private oasis with stamped concrete, hot tub area & mature trees creating an exceptional

sense of seclusion. The property is exceptionally well equipped for those seeking space for animals or personal enjoyment. An oversized heated attached garage measuring approximately 30' x 36' with 10-foot ceilings provides ample room for vehicles, equipment & storage. The 2021-built 32' x 60' shop features an impressive 16-foot ceiling, 200-amp electrical service and an attached seacan for additional storage. A detached 14' x 36' garage, 12' x 20' hay/tack shed, animal shelter & 78' x 144' sand riding ring further enhance the property's functionality. Four individual indoor/outdoor dog runs are also located off the garage. Additional improvements include a new septic tank in 2026, new heat pump in 2025, grid-tied solar system installed in 2024, remote-operated electric security gate more! Offering the rare combination of 6.99 acres, a custom-built NET ZERO home, ICF construction, extensive outbuildings & an extraordinary 10-minute drive to Red Deer, this property delivers the best of acreage living without sacrificing convenience. Thoughtfully developed, exceptionally private and designed with efficiency & functionality in mind.