



GRASSROOTS
REALTY GROUP

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26108 Township Road 381 Road
Rural Red Deer County, Alberta

MLS # A2346632



\$1,200,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,165 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Garage Do		
Lot Size:	65.80 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn,		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	11-38-26-W4
Exterior:	Mixed	Zoning:	AG
Foundation:	Slab	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, See Remarks, Vaulted Ceiling(s)		

Inclusions: 2 x Fridges, 2 X Built in Ovens, 1 X Counter top Stove, 2 X Dishwasher, washer, dryer, window coverings, 2 garage door openers with remote (1), gas stove, mini freezer, built-in wall unit

A truly one-of-a-kind acreage where character, opportunity and country living come together. Located just 10 minutes from Red Deer, this remarkable 65.80-acre property offers an exceptional combination of rural lifestyle, potential and versatility. The charming two-storey home is filled with warmth and character, featuring beautiful hardwood floors, a bright and inviting sunroom, two gas fireplaces, two kitchens, in-floor heat on the main level and a spectacular vaulted ceiling clad in wood. The property was previously operated as a TEA & ART House, adding an interesting history and opening the door to a variety of future possibilities. Whether you're looking for a private country residence, creative retreat, home-based business or a property that can accommodate additional family, there is plenty of flexibility here. One of the standout features is the impressive two-storey detached double garage, which includes an additional living space complete with its own gas fireplace, vaulted ceilings, one bedroom and a fully bathroom. This additional living space offers tremendous versatility for extended family, guests, a studio, home-based business, or simply additional space for those who want room to spread out. Outside, the 65.80 acres provide the perfect balance of space and practicality, with existing crop revenue, a garden area, gazebo and lots of space for gatherings. Enjoy the privacy and freedom of acreage living while remaining only minutes from the amenities and conveniences of Red Deer.