



**GRASSROOTS**  
REALTY GROUP

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**10, 37252 C&E Trail**  
**Rural Red Deer County, Alberta**

**MLS # A2144786**



**\$3,900,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,937 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Triple Garage Detached		
<b>Lot Size:</b>	10.63 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Lawn, Gentle Sloping, No Ne		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Radiant	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	15-37-28-W4
<b>Exterior:</b>	Brick, Concrete, Post & Beam, Stucco, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Recessed Lighting		

**Inclusions:** Built in Fridge, Oven, Convection Oven, Freezer Drawers, Crisper Drawers, AC Unit, All Window Coverings, Guest House - Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, radiant Heater in Garage, Garage Door Openers and remotes

Prepare to be blown away by this once-in-a-lifetime opportunity to own this truly breathtaking estate home situated on the banks of the Red Deer River. This stunning property is like nothing you've ever seen before - it's not just beautiful, it's jaw-droppingly exquisite. Built in 2016 with the highest quality craftsmanship and the best of everything, this home is a true masterpiece of design and luxury. A paved private gated driveway leads to the property, which is conveniently located close to Red Deer on pavement, making it easy to access all the amenities of the city while still enjoying rural private lifestyle. This 10.63 acre property is hidden from C&E Trail for your ultimate privacy. Step inside this sprawling 2937 sq foot bungalow and be prepared to be amazed by the sheer opulence and attention to detail that surrounds you. Every inch of this home has been meticulously crafted to the highest standards, from the high-end cabinets, hidden closet panels, triple pane aluminum windows, hardwood floors and the vaulted ceilings that lend an air of grandeur to the space. The floor-to-ceiling glass windows in the river room offer panoramic views of the rolling river and Eagle Island, creating a sense of peace and tranquility that is second to none. The stunning rumbling stream and park like settings line the paving stone sidewalk as you walk up to the timber framed front entrance. The tiled LED lit steps guide you through the custom made Solid Wood door with an amazing Stained Glass window accent. A soaring grand entrance, open floor plan with views of the amazing Red Deer River. This home features living room with coffered ceilings with a wood fireplace, adjacent family room with fireplace and a formal dining room with custom built in cabinets. The Ultra Amazing RIVER ROOM with floor to ceiling windows that literally feels like you are in the natural elements. A chefs

dream with Sub Zero built in Fridge, Oven, Convection Oven, Freezer and crisper drawers as well as a dumbwaiter .A stunning Island with high top chairs for your quests to sit around and enjoy your culinary skills. The massive primary bedroom and ensuite are fit for royalty, with every detail carefully curated to provide the ultimate in comfort and style. The finished basement features an additional 2 bedrooms and a former wood shop that you could repurpose to and additional bedroom/ensuite/ gym space . If this isn't enough, there is an additional 1143 sq foot guest house with 1 bedroom / 3pc ensuite with a full kitchen/dining room/ living room/ 2pcs bath with laundry and a triple car garage with its own 2pc bathroom. This property has everything you could ever want or need. The landscaping is simply breathtaking, with lush flowers and manicured gardens that create a sense of serenity and beauty. This 10.63 acre property sits on a lush natural slope directly attached to the Red Deer River with 446 feet of Riverfront.