



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**113, 1271 Township Road 392**  
**Rural Red Deer County, Alberta**

**MLS # A2184671**



**\$1,999,900**

<b>Division:</b>	Kayton Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	2,714 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Asphalt, Double Garage Attached, Electric		
<b>Lot Size:</b>	4.99 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, Gentle Sloping, Lands		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas, Zoned	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	10-39-1-W5
<b>Exterior:</b>	Concrete, Masonite, Stucco, Wood Frame	<b>Zoning:</b>	CR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Fridge, Induction Cook-top, Built-in Oven (dual), Built-in Microwave, Built-in Dishwasher X2, Washer & Dryer, Window Coverings, Ceiling Fan(s), all Garage Door Openers & Remotes, Central Vacuum & all Attachments, wall mounted TV in Kitchen, Bar Fridge X2, Built-in Ice Maker, Built-in Gas BBQ (with Venta-hood), SONOS Sound System, Sprinkler System, Reverse Osmosis System, Water Softener, Air Conditioners X2, 16â€™™ Powered Driveway Gate with Remote, Lions X2 on driveway

Enjoy breathtaking views from this 4.99acre property perched in the elevated subdivision of Kayton Estates, just 2min NE of Sylvan Lake! An acreage masterpiece professionally redesigned in 2016; equipped with an exceptional walkout basement, where you can enjoy evening fires in the impressive gazebo or endless fun in your beautifully landscaped yard. Need garage space? There's a double 24X22' attached heated garage & a 50X40' heated oversized detached garage with a 14' door, perfect for all your recreational & storage needs. The 40X30' barn is a haven for horses with 3 full size stalls, hay & tack storage, two garage doors fully open things up. A gated entrance to the property welcomes you onto a paved driveway which brings you into a large eye drop courtyard at the front of the home. Well thought out & meticulously landscaped for those who have a love of the outdoors. Head inside to explore what this EXTENSIVELY UPDATED family home has to offer; over 4400sqft OF LIVING SPACE, 5 beds, 3 full baths, master suite fit for royalty & an open concept floor plan for entertaining. The kitchen boasts bright south-west facing windows, granite countertops, Thermador appliances, tile backsplash & double central islands with induction cooktop! Beautiful wainscoting panels & impressive woodwork throughout, atop engineered hardwood flooring & heated ceramic tile at your feet. The bright dining room features incredible views of Sylvan Lake & the mountains to the south-west, perfect for those sunsets! You'll find additional all season living space just off the dining room, overlooking the play area for the kids or grandkids; come enjoy the peace of country living. The gas BBQ will cook in any fashion you choose, equipped with a state-of-the-art ventilation system for use indoors! Retire for the evening to your own

private wing; comprised of the master suite, complete with spacious 5-piece ensuite, walk-in closet & beautiful fully tiled steam shower with a bench. The main floor laundry room is a dream come true! The lower level welcomes you to a MASSIVE family room, 2 more bedrooms, & wet bar for game night! Double doors provide quick access to the backyard & covered patio (roughed in for hot tub). Exterior finishings include a mixture of stucco & coal black stone featuring keystones above all windows. Well maintained & immaculate throughout. Heated by a top-of-the-line boiler system (installed in 2016) for the in-floor heat, providing comfort & efficiency during those colder winter months. Features also include: RO & Water Softener, Murphy Bed, AC, Sprinkler Systems, SONOS Sound System, a ton of Hidden Storage, Powered Driveway Gate, RV hook-ups (50amp & Sewer), 100amp shop with in floor heat & full bathroom & shower! Enjoy a variety of mature spruce, maple & birch trees, shrubs, perennials, & an assortment of decorative deciduous trees. School bus right to your driveway, walking distance to the golf course or lake, & only 1.25hrs to Calgary.. This is LUXURY acreage living!