



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

26458 Township Road 382
Rural Red Deer County, Alberta

MLS # A2195553



\$1,499,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,539 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	40.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	17-38-26-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All appliances, all window coverings, garage door remote and door lift

*****INCREDIBLE OPPORTUNITY***** to own this unique property less than 4km to Red Deer. 40 acres of rolling foothills overlooking the City of Red Deer, and including an immaculate hillside bungalow with detached 30x24 garage. With approximately 27 forested acres and 13 farmable acres, this property offers endless opportunities to those buyers with a future vision. Live on the property and craft your own future, the sky is the limit! The home itself is an immaculate 1,539sqft hillside bungalow, originally built in 1960 but stripped down to the studs and rebuilt / added on to in 2002. The yard is engulfed in native plants, and features plentiful shrubs, fruit trees and parkland forest which invites nature of all kinds to the property. Your own walking trails are meticulously cut through the forest, providing you with a private oasis allowing you to reconnect with nature. The farmable land brings in passive income annually, and with pavement to the driveway there is no limit to the convenience this property provides. The home itself is charming from the moment you enter. Front and rear decks welcome you into the home, featuring custom stained glass in the entry door to your main foyer. The living room beckons you in with views of the city and a natural gas fireplace to cozy up to. Your custom kitchen features a massive tiled centre island, dual sinks and ample cabinetry. Down the main halls offers a primary bedroom - complete with walk-in closet, and a claw foot tub looking out into a private courtyard with bird baths and shrubbery. An additional bedroom and full bath complete the main floor area. Downstairs is fully finished with a flex room (currently set up as a bedroom but without a closet), a spacious rec room plus another full bathroom. Ample storage space is available downstairs, as well as a large laundry room. Live in privacy, but with direct access to the city - you CAN have

the best of both worlds!