



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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 ASSOCIATE

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26471 Township Road 382
 Rural Red Deer County, Alberta

MLS # A2154574



\$2,150,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,440 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	157.00 Acres		
Lot Feat:	Farm, Garden, Landscaped, Pasture		

Heating:	Fan Coil, In Floor, Forced Air, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Concrete	Sewer:	Mound Septic, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	8-38-26-W4
Exterior:	Concrete, Log, Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, High Ceilings, Kitchen Island, Tankless Hot Water		

Inclusions: N/A

Unique opportunity just 1 mile east of Red Deer City limit. This property has a custom designed and built square log post and beam style 1.5 storey home that is more than meets the eye. The humble exterior leads to a stunning and inviting home with views over the Red Deer valley ... all the way to the Rocky Mountains (on clear days). Only the highest and best quality material and workmanship went into the home. It's open plan lends itself well to entertaining. Detached garage currently houses a 2 car segment and a workshop segment, but could easily be changed to accommodate up to 4 cars. Garage has hot water floor heating and floor drain. Vintage barn (built 1933) has been lovingly maintained. Asphalt shingles (newer), stucco exterior and concrete floor throughout make it viable for horses, cattle or anything you'd like. There is a small set of working corrals and a stock waterer by the barn and another set of corrals and stock waterer located in the middle of the 1/4 section. Exterior and cross fences are all newer, in excellent condition and a reflection of pride of ownership. Paved driveway leads to the secluded and private home which is surrounded by perennials and a garden. This is an incredible, private and meticulously maintained property offering the potential of future acreage development as the entire east boundary is high ground with expansive views.