

115, 28342 Township Road
Rural Red Deer County, Alberta

MLS # A2150694



\$699,000

Division:	Poplar Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,365 sq.ft.	Age:	1984 (40 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	1.31 Acres		
Lot Feat:	Corner Lot, Front Yard, Lawn, Landscaped, Level, Many Trees, Paved, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Wired for Sound		

Inclusions: .

The Classic Bungalow at Poplar Ridge Located just down the street from Poplar Ridge Elementary School, this exquisite fully finished bungalow encapsulates the dream of a perfect family home. Exceptionally upgraded and harmoniously designed, it stands as a paragon of comfort, style, and practicality—an ideal for raising children. Upon entering this charming bungalow, one immediately senses an ambiance of warmth and coziness, punctuated by a delightful wood-burning fireplace in the main living area. This feature offers a soothing atmosphere perfect for family gatherings and relaxation during chilly evenings. At the heart of this home lies a meticulously redesigned kitchen, boasting luxurious walnut cabinetry and dazzling granite countertops. A large island serves as a focal point, offering ample space for meal preparation, casual dining, or simply a spot for the family to congregate and connect. The attention to detail is palpable, as the kitchen blends functionality with elegance, promising to inspire both everyday meals and special culinary endeavors. The rich upgraded Maple Hardwood—which lends an air of sophistication and warmth to the entire home. Windows, siding and shingles has been replaced ensuring energy efficiency and enhancing the property's overall aesthetic. Bordered by lush greenery and large mature trees, this peaceful outdoor space is perfect for al fresco dining, leisurely afternoons, and creating lasting family memories. Utility meets luxury in the attached double garage. Dual doors provide easy access, while heating ensures comfort even in colder months. The home's lower level has a thoughtful design and efficient use of space. Downstairs, an electric gas fireplace adds a cozy touch to the large recreation room, with library area offering a versatile space for entertainment, hobbies, or simply unwinding. Notably, there is ample

potential to add additional bedrooms, for adaptability to growing family needs. A well-appointed three-piece bath, a storage room, & essential systems, including an advanced water system, are neatly tucked away yet easily accessible, ensuring the home. This maybe your next chapter