

242, 27240 Township Road 392  
Rural Red Deer County, Alberta

MLS # A2161492



## \$1,399,000

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Valley Ridge Estates  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey, Acreage with Residence  |               |                  |
| <b>Size:</b>     | 3,637 sq.ft.  | <b>Age:</b>   | 2017 (7 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 5 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached  |               |                  |
| <b>Lot Size:</b> | 2.00 Acres  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Cleared, Corners Marked, Few Trees, Lawn, Low Maintenance La |               |                  |

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|--------------------|--|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Laminate, Tile   | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade  | <b>LLD:</b>       | 15-39-27-W4               |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-1                       |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Tray Ceiling(s), Walk-In Closet(s) |                   |                           |
| <b>Inclusions:</b> | TV Mounts  |                   |                           |

Located in the peaceful Valleyridge Estates, this custom-built 2-story home sits on a beautiful 2-acre lot by the Blindman River. The house is bright and airy, thanks to many windows that let in lots of natural light. It has five large bedrooms, including four main suites with walk-in closets and custom tiled showers. The main suite upstairs has a private deck with lovely views of nature. The home has two gourmet kitchens with granite countertops; the main kitchen also has a secondary spice/butler's kitchen, great for entertaining. The living areas include a formal office, a cozy living room, a big family room, and a charming sunroom. There's also a large loft on the second floor and a practical laundry room with granite counters and lots of storage. The main floor is 2,294 square feet, and the second floor is 1,343 square feet. The 2,260 square feet walkout basement has a bathroom and is ready for customization. The triple attached garage is heated and has 11-foot ceilings. The main suite's second-story deck is covered for outdoor enjoyment, and the entryway has a grand 19-foot ceiling. The home also features two furnaces, dual central vacuum systems, and advanced insulation for energy efficiency and comfort. With its custom features and beautiful location, this home is a true example of luxury living.