

27556 Township Road 372  
Rural Red Deer County, Alberta

MLS # A2285163



## \$1,849,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,722 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Additional Parking, Double Garage Attached, Electric Gate, Garage Door Opener		
<b>Lot Size:</b>	6.37 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaping		

**Heating:** Boiler, In Floor, Heat Pump, Natural Gas, Zoned

**Water:** Well

**Floors:** Carpet, Linoleum, Vinyl Plank

**Sewer:** Septic Field, Septic Tank

**Roof:** Metal

**Condo Fee:** -

**Basement:** Full

**LLD:** 18-37-27-W4

**Exterior:** Stucco, Wood Frame

**Zoning:** AG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Crown Molding, Kitchen Island, Pantry, Recreation Facilities, Storage, Sump Pump(s), Vinyl Windows, Wet Bar

**Inclusions:** TV Mounts

Discover ultimate versatility on 6.37-acre estate, perfectly situated for effortless highway and airport access and exceptional visibility from Highway 2A. This meticulously maintained property features a 4-bedroom, 4-bathroom main residence that was extensively updated in 2024 with the removal of all Poly B piping, drywall repair, and new paint. The main floor offers a bright, open kitchen with a central island and plenty of natural light from the south-facing windows and a stunning four-season sunroom equipped with infrared heating. The primary suite is a private retreat, featuring dual closets and a 3-piece ensuite that connects to a spectacular vaulted cedar spa and gym room, complete with a hot tub and swim spa along with a coffee bar and stainless steel sink. Two additional rooms can be found upstairs, one designed for an at-home office but provides an option for an additional bedroom. The main floor laundry room with a sink adds convenience. The walkout basement with two bedrooms and a four-piece bathroom adds flexibility with a kitchenette, an additional potential bedroom used as a playroom, and a functional layout. Comfort is prioritized throughout with boiler-powered heated floors in the home, garage, and all outbuildings, complemented by two heat pumps with reverse cooling and four mini-split units. The property also includes a fully self-contained secondary dwelling with 2 bedrooms, 2 bathrooms, a private laundry space, and a covered balcony. Professional-grade infrastructure includes two massive heated shops: a 40x64 shop with 16.4ft ceilings, a 14ft overhead door, plenty of storage, an office and a mezzanine with an additional office and storage. The 27x 64 shop addition features two dedicated office spaces, along with a kitchen and bathroom. The addition features extra space and storage solutions, including a storage garage with an overhead

door. The second shop measures at 48x30 with 13.9ft ceilings and a 12ft overhead door. &nbsp;Outdoor amenities are equally impressive, featuring a 40x27&nbsp;greenhouse with&nbsp;perimeter ducted heat loop off of the&nbsp;furnace (Double plastic thermal)&nbsp;and a&nbsp;48" fan&nbsp;with two rainwater totes from roof drainage.&nbsp;A stocked koi pond with a winter heater, a gazebo with a fire pit, and a large playground area with playground equipment and a playhouse. Perfect for families and generations to come! The garden offers Evan&rsquo;s cherry trees and raspberries, while the rest of the yard features landscaping with minimal upkeep. All of this is protected by a comprehensive security camera system. With a high-yield well, an iron filter, and thoughtful accessibility features like a brick-paved wheelchair ramp, this estate is a rare find for those seeking a live-work-play sanctuary. \*GST May Apply\*