

27475 TWP RD 350
Rural Red Deer County, Alberta

MLS # A2225891

\$725,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,367 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Gravel Driveway, Insulated, F		
Lot Size:	2.47 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighb		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum, Vinyl	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	32-34-27-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Remotes, Hot Tub, BBQ AND Gazebo, Shed

Welcome to your own beautiful slice of country living on this meticulously maintained 2.47-acre property, proudly offered for sale for the first time by its original owner. Pride of ownership shines through every inch of this lovingly cared-for home and land. Nestled among mature trees that provide natural wind protection and privacy, this charming country bungalow features 4 bedrooms and 3 full bathrooms, making it the perfect family home ready for its next chapter. The east-facing front deck offers breathtaking views across open farmers’ fields—ideal for morning coffee and sunrises—while the cozy, west-facing two-tiered deck creates the ultimate entertaining space, complete with a dedicated area for dining, grilling, and relaxing in the hot tub on the lower level. Inside, the main floor is bright and welcoming, with fresh paint, updated lighting, and some new flooring throughout. The spacious living room is centered around a beautiful double-sided fireplace shared with the dining area, adding warmth and charm. The kitchen boasts ample cabinetry, generous counter space for meal prep, and a window above the sink that overlooks the peaceful backyard. New garden doors lead directly out to the private outdoor living space. Three of the home’s bedrooms, including the primary suite, are located on the main floor. The primary bedroom features his-and-hers closets, a new window, and an updated 3-piece ensuite bathroom. The main-floor bathrooms have also been tastefully updated, and the laundry area includes plumbing for a sink—previously converted into a salon space. Downstairs, the basement is 95% finished (just needs a ceiling) and provides even more living space with a large family room, an additional bedroom, a 3-piece bathroom, and plenty of storage options. The attached garage adds convenience, while the property also

includes a large tarp shed for storage, a firepit area for cozy evenings, and two additional sheds—one wired for electricity and perfect for use as a man cave or workshop. There’s also ample space on the property for building your dream shop. This is a rare opportunity to own a pristine acreage where serenity, space, and comfort come together—perfect for creating lifelong family memories.