



**105, 1236 384 Township , Rural Red Deer County, Alberta - \$1,500,000**



Main Photo

## Property Description

Just two minutes from Sylvan Lake on paved roads, this remarkable country property offers the perfect blend of luxurious living and peaceful rural charm. This beautifully finished bungalow-style home sits on a professionally landscaped acreage packed with high-end features and thoughtful design. The main floor boasts engineered hardwood flooring with a gourmet kitchen that will impress any chef—featuring Cambria quartz countertops, maple cabinetry, large island, soft-close drawers, Blanco kitchen sink, Miele dishwasher, Samsung fridge, gas stove, walk-in pantry with cabinets and built-in wine fridge. The dining area is surrounded by windows which opens to an outdoor entertaining area with a stunning 28x14 covered Trex composite deck with vaulted cedar ceilings and natural gas hookup. The living room centers around a gas fireplace set in elegant tile, flanked by custom maple storage units and shelving. The spacious primary ensuite is a luxurious retreat with heated porcelain tiles sourced from Ames, heated towel bar, 9-foot maple vanity topped with Cambria quartz with dual sinks and Riobel fixtures and leads to



the walk in closet. The large main bathroom has heated floors, maple cabinets & Cambria quartz countertops plus a large walk in shower with multiple shower heads, plus a private water closet. Downstairs, the fully finished basement continues the upscale touches with heated floor tiles throughout, a dedicated theatre room wired with stereo speakers, large custom maple wall unit with bar fridge plus a beautifully appointed bathroom including a walk in shower with dual rain heads and single wall shower, quartz countertops, and maple cabinetry. Enclosed large under-stair storage space is equipped with plenty of shelving. The mechanical room features 3 hot water tanks, an on-demand humidifier, and a water softener. The 3.5-car garage is a dream—complete with epoxy floors, fully insulated, drywalled, painted, in floor heat, hot/cold water taps, and finished with high ceilings. Both the Home & Garage have Malarkey - impact resistant shingles. The property is equally impressive outside with professional landscaping, a large fire pit area great for entertaining, a tranquil water feature with goldfish, a charming wired playhouse with custom furniture and a garden shed. For those needing a workspace the fully equipped 30x50 shop offers Trusscore interior wall paneling, radiant heat, 220 wiring, 14x20 overhead door with 7-foot quad door at the rear, floor drain, its own 2500-gallon septic tank with pump-out. The mezzanine office includes a bathroom, TV and stereo. Everything is here for quiet luxurious retreat style living.

## REALTOR Referral

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