

26458 Township Road 382  
Rural Red Deer County, Alberta

MLS # A2177200



**\$1,499,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,539 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	40.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	17-38-26-W4
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All appliances, all window coverings, garage door remote and door lift

\*\*\*INCREDIBLE OPPORTUNITY\*\*\* to own this unique property less than 4km to Red Deer. 40 acres of rolling foothills overlooking the City of Red Deer, and including an immaculate hillside bungalow with detached 30x24 garage. With approximately 27 forested acres and 13 farmable acres, this property offers endless opportunities to those buyers with a future vision. Live on the property and craft your own future, the sky is the limit! The home itself is an immaculate 1,539sqft hillside bungalow, originally built in 1960 but stripped down to the studs and rebuilt / added on to in 2002. The yard is engulfed in native plants, and features plentiful shrubs, fruit trees and parkland forest which invites nature of all kinds to the property. Your own walking trails are meticulously cut through the forest, providing you with a private oasis allowing you to reconnect with nature. The farmable land brings in passive income annually, and with pavement to the driveway there is no limit to the convenience this property provides. The home itself is charming from the moment you enter. Front and rear decks welcome you into the home, featuring custom stained glass in the entry door to your main foyer. The living room beckons you in with views of the city and a natural gas fireplace to cozy up to. Your custom kitchen features a massive tiled centre island, dual sinks and ample cabinetry. Down the main halls offers a primary bedroom - complete with walk-in closet, and a claw foot tub looking out into a private courtyard with bird baths and shrubbery. An additional bedroom and full bath complete the main floor area. Downstairs is fully finished with a flex room (currently set up as a bedroom but without a closet), a spacious rec room plus another full bathroom. Ample storage space is available downstairs, as well as a large laundry room. Live in privacy, but with direct access to the city - you CAN have

the best of both worlds!