

# \$1,189,000 - 19 Twp Rd 384, Rural Red Deer County

MLS® #A2153877

**\$1,189,000**

5 Bedroom, 3.00 Bathroom, 4,269 sqft

Residential on 1.02 Acres

Canyon Heights, Rural Red Deer County, Alberta

This remarkable property is situated just five minutes east of Red Deer, in the sought-after neighborhood of Canyon Heights. Here, one can enjoy breathtaking 360-degree views. The residence has undergone significant renovations in recent years, with both the main floor and upper levels being entirely redone. The kitchen is adorned with stunning quartz countertops, a built-in refrigerator and freezer, a high-end five-burner gas stove and oven, and a full-sized island that includes a wine refrigerator and numerous drawers. Adjacent to the kitchen is a generous pantry offering ample storage, along with a formal dining room. Additionally, the residence boasts two sunken living areas, each equipped with fireplaces. Through the east facing patio door from the kitchen lies the backyard, with generous yard space! This home also includes a dedicated hot tub room equipped with a built-in hot tub, and has the option to be separated from the main living area with glass doors. This room can also be accessed directly from the expansive east deck that spans the back half of the home. Upper level features a master suite with a sunken bedroom boasting a wood-burning fireplace and access to a generous ensuite bath! The ensuite includes dual sinks, a 6-foot soaker tub, and a water closet with a shower and toilet. Additionally, there are three more bedrooms on this level, a 4-piece bathroom and a spacious bonus room complete with a



kitchen/dining area and wet bar. With its own private entrance this is perfect for teens, nannies or a guest suite! Don't forget the oversized triple heated garage. Ideal for just any project you have in mind plus ample parking. Downstairs there is definite suite potential starting with 3 plumbing rough-in's and alternate access. Additionally there's two high-efficiency furnaces equipped with a UV Light filtering system to ensure a cleaner home environment. And of course don't forget the central air conditioning. This home is also linked to a gas generator(supplied) that can provide power to essential areas of the house if an unexpected power outage should occur. The entire acreage features low-maintenance grounds, friendly neighbors, and an excellent location, making it a property worth seeing. A pleasure to show.

Built in 1987

**Essential Information**

MLS® #	A2153877
Price	\$1,189,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	4,269
Acres	1.02
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	19 Twp Rd 384
Subdivision	Canyon Heights
City	Rural Red Deer County

County	Red Deer County
Province	Alberta
Postal Code	T4E 1A1

### Amenities

Parking	220 Volt Wiring, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Beamed Ceilings, Double Vanity, Jetted Tub, Laminate Counters, Natural Woodwork, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Wired for Sound
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Range, Microwave, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings, Wine Refrigerator, Gas Dryer
Heating	Central, High Efficiency, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Gas Log, Loft, Master Bedroom, Wood Burning, Den
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Lawn, Rectangular Lot
Roof	Fiberglass
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 1st, 2024
Days on Market	326
Zoning	R3

### Listing Details

Listing Office	Sutton Landmark Realty
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