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19 TwP Rd 384  
Rural Red Deer County, Alberta

MLS # A2153877



**\$1,189,000**

<b>Division:</b>	Canyon Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,269 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Front Drive, Garage Door Opener, Heated Garage, Insulated		
<b>Lot Size:</b>	1.02 Acres		
<b>Lot Feat:</b>	Lawn, Landscaped, Rectangular Lot		

**Heating:** Central, High Efficiency, Fireplace(s), Natural Gas

**Water:** Well

**Floors:** Carpet, Ceramic Tile, Laminate, Tile

**Sewer:** Septic System

**Roof:** Fiberglass

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** 26-38-30-W4

**Exterior:** Brick, Stucco, Wood Frame, Wood Siding

**Zoning:** R3

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Beamed Ceilings, Double Vanity, Jetted Tub, Laminate Counters, Natural Woodwork, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Wired for Sound

**Inclusions:** n/a

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. The 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 would be perfect for teens, nannies or guests! Don't forget the oversized triple heated garage. Ideal for just any project you have in mind plus ample parking. Downstairs there's two high-efficiency furnaces equipped with a UV Light filtering system to ensure a cleaner home environment and of course central air conditioning. The 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.