

86, 28319 Township Road 384
 Rural Red Deer County, Alberta

MLS # A2186271



\$649,900

Division:	West Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,513 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	1.10 Acres		
Lot Feat:	Garden, No Neighbours Behind, Landscaped, Many Trees, Private		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Cork, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher-built in, microwave, washer, dryer, window coverings, garage door opener & 2 remotes, built in vac-NO POWER HEAD, radiant heater in garage, Dewalt Saw in garage, Craftsman Snowblower, Craftsman Riding Lawn Mower, patio table & 4 chairs, massage chair in basement

A lovely 1 acre property, minutes from Red Deer, where Pride of Ownership is evident! Located in Westridge Sub-Division, this good sized bungalow has 2 bedrooms + a den on the main floor & 2 bedrooms in the basement. A comfortable layout awaits with a large living room with attractive brick fireplace, a formal dining space & open concept kitchen. There are Quartz countertops offering workspace for the cook & ample cabinets & a Pantry for storage. The vaulted ceilings & numerous windows let in tons of natural light. A den at the front of the house is the perfect space for a 2nd TV room or an office. The 2 bedrooms on main floor are both a good size, with the Primary having access to the back deck as well as a 3 piece ensuite & walk in closet. The 2nd bedroom is bright & inviting with an oversized window & a 4 piece bathroom adjacent. Main Floor Laundry is a bonus! where you can access the garage & back deck as well. The basement has great windows for brightness & is kept cozy with in-floor heat. Huge family room has tons of space for games, tv watching & hanging out. There is a wine room with a sink, a cold room with shelving & 2 additional bedrooms & 3 piece bathroom. ****New Furnace has just recently been installed!**** Enjoy the peace & quiet from the covered deck out back, overlooking totally wooded area. There is some storage under the deck & of course, your very own garden! The covered porch out front is an equally appealing area to sit & enjoy the morning sun & enjoy the tons of perennials each year. Double attached garage is heated with shelving & work bench and has 2 man doors for easy access to back or front yard. This is a well cared for home in a lovely location!