



**38041 Range Road 253  
Rural Red Deer County, Alberta**

**MLS # A2144739**



**\$2,399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,033 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	32.00 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	3-38-25-W4
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		

**Inclusions:** Fridge / freezer combo, stove top, B/I oven x 2, B/I dishwasher, hood fan, B/I microwave, laundry washer & dryer, all window coverings & blinds, garage door opener x 3, garage door controller x 3, bar fridge x 2, bar microwave, theatre projector screen, theatre projector, beer fridge in garage, garage shelves & lockers, office filing cabinets, Murphy bed in office

This custom built prestigious riverfront estate sits on 32 acres of land just minutes to Red Deer. The curb appeal starts at the beautiful front gate. Through the gate you will enjoy views of the gorgeous landscaping along the long paved driveway until you pull up to the front of the home. This impressive home stands out with its stucco siding and stone accents. The covered arch front entryway is highlighted by the solid Douglas Fir front doors. Through the front door you will look into the main living area with vaulted wood beamed ceilings. The front entrance has a tile flooring and a walk-in coat closet. The front living room shares a stunning floor to ceiling 2 sided wood burning fireplace with the kitchen / dining area. The fireplace is finished with stone masonry and mantles made of sought after wood from an old grain elevator adding a unique touch. The kitchen is a chef's dream with an expansive amount of beautiful walnut cabinetry that was custom done by Timberwolf Cabinets. The high end upgraded appliance package includes 2 built-in Wolf wall ovens, a Wolf gas stove top and a side by side Sub Zero fridge / freezer combo with cabinet fronts. To top everything off, the kitchen countertops are an exotic hand picked granite imported from Milan, Italy! The dining area off of the kitchen is surrounded by windows providing for panoramic views of the backyard area and the river valley. The main level is finished with Mirage brand walnut hardwood flooring and all the trim and solid doors throughout the home are maple. The large primary bedroom has its own door to the large back deck. There is also a primary bedroom walk-in closet and a 5 piece ensuite bathroom complete with his / hers vanities, a tiled shower and a stylish clawfoot tub. The laundry room, a built-in desk area and a 3 piece bathroom complete the main level. Up the grand staircase to the upper level and you will find two

bedrooms with a Jack & Jill 5 piece washroom between the two bedrooms. Down the stairs to the walkout basement level and you will look into the family room / recreation room area. This large space has a wood stove, a wet bar and is finished with a tile flooring. The south end of the basement has the home theatre with included projector and theatre screen. A large office with a Murphy bed that could also be used as a bedroom, a 4 piece bathroom and the utility / storage room complete the basement level. The attached triple garage is finished / heated and has a bonus area for parking your ride-on mower and storing your tools. The outside of this property has some impressive landscaping that provides numerous spaces to enjoy. Some features not yet mentioned in this home include: an acreage can be subdivided off the NW corner for future financial gains if desired, in-floor heating through the basement / all tiled flooring areas and the garage, Geldwin triple pane wood windows, Hunter Douglas blinds, ICF foundation, backup generator, high end lighting fixtures throughout and many more!