



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

MLS # A2186271

**\$649,900**



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

<b>Heating:</b>	High Efficiency, In Floor, Fireplace(s), Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Cork, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!