

110, 25173 Township Road 364  
Rural Red Deer County, Alberta

MLS # A2174108



## \$1,290,000

<b>Division:</b>	Taunton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,822 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Additional Parking, Garage Door Opener, Garage Faces Side, Gravel Driveway		
<b>Lot Size:</b>	1.16 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping, No Neighbours Behind, Landscaped, Lawn		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	23-36-25-W4
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL, A.C, ALL WINDOW COVERINGS, POOL TABLE AND ACCESSORIES, HOT TUB, ALL THEATRE ROOM FURNITURE & EQUIPMENT, SONOS SOUND, TV WALL MOUNTS (2), SHED, BAR FRIDGE.		

FULLY DEVELOPED 4 BEDROOM, 3 BATH 1.5 STOREY ~ WALKOUT BASEMENT ~ STUNNING LAKE VIEWS ~ HEATED TRIPLE GARAGE ~ Step through the covered front veranda in to this beautifully designed, like-new custom home was thoughtfully built to capture the stunning views, and loaded with high-end upgrades, including central air conditioning, in-floor heating, and Hardie Board siding ~ The stunning kitchen boasting over 12ft. vaulted ceilings features an abundance of custom cabinetry, quartz countertops, full tile backsplash, island with an eating bar and stylish pendant lighting, and top-of-the-line stainless steel appliances ~ Effortlessly host large family gatherings in the spacious dining area, featuring a double sided stone accented fireplace and French doors leading to a sunny, south facing deck that spans the entire width of the home, includes a gas line for your BBQ or patio heater and offering breathtaking views of Pine Lake ~ The expansive living room boasts impressive 21-foot vaulted ceilings and floor-to-ceiling windows that perfectly frame the lake views ~ Two generously sized main floor bedrooms, one bedroom features French doors to the deck ~ 4-piece main bathroom features an oversized vanity with quartz and modern LED lighting ~ The main floor laundry room has a front-load washer and dryer, spacious folding counter, and built-in cabinetry, with direct access to the attached triple garage ~ Open staircase leads to the primary bedroom oasis, this expansive retreat offers ample space for a king bed, features floor to ceiling windows showcasing both the living room and picturesque lake views, a spacious walk-in closet and a spa-like ensuite that includes a custom-tiled shower, and a stylish vanity with quartz countertops and dual sinks ~ The fully finished walkout basement features efficient in-floor heating, large above-grade windows

that flood the space with natural light, and direct access to a massive concrete patio with a hot tub, perfect for outdoor entertaining and relaxation ~ The expansive recreation area in the basement is perfect for entertaining, featuring a stylish pool table (included in the sale), a wet bar with illuminated shelves and stone-accented walls ~ The media room features built-in cabinets, and elevated seating with convenient storage below and leather power recliners, all included in the sale ~ Other great features include; Sonos sound, motorized blinds, remainder of 10 year New Home Warranty, direct lake/access just access the road ~ Heated triple garage is 47' w x 26' L, has 3 overhead doors, tons of natural light and a man door to the backyard ~ Outside the property has tons of yard space, plenty of surrounding trees offering shade and privacy and a large recycled asphalt driveway.