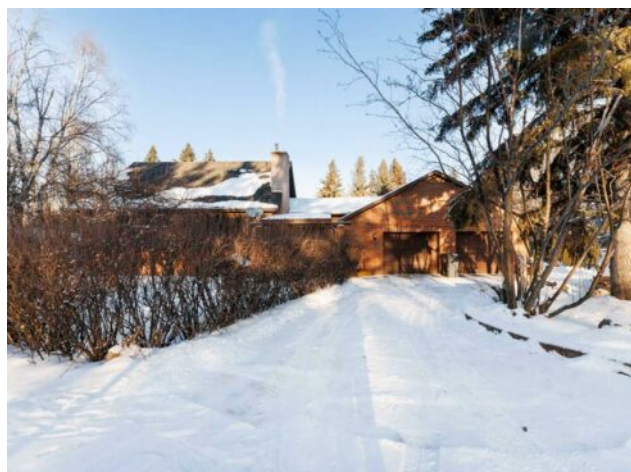


248, 28342 Township Road 384
Rural Red Deer County, Alberta

MLS # A2187740



\$639,000

Division:	Poplar Ridge		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,524 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Single Garage Detached, Triple Garage Attached		
Lot Size:	1.64 Acres		
Lot Feat:	Landscaped		

Heating:	Boiler, In Floor, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field
Roof:	Concrete, Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	33-38-28-W4
Exterior:	Brick	Zoning:	R-1
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings, garage door openers & 2 remotes, outdoor shed, outdoor greenhouse/shed, outdoor playground, hot tub, central vacuum & all attachments

~Nestled in a serene and SECLUDED acreage, this STUNNING PROPERTY is a true testament to a EUROPEAN DESIGN. Surrounded by mature foliage and towering trees, the home offers privacy and tranquility, blending seamlessly with its natural surroundings. An original floor plan, the design is timeless ensuring that every room has been carefully thought out to maximize space, light and flow!!! Welcomed by a spacious foyer, that leads to a beautiful large formal living room, with gas fireplace, and whitewash brick surround! The Living room features 2 large south facing windows allowing abundance of natural light to flow through, beautiful oak laminate flooring, and new LED lighting! The kitchen features: WHITE CABINTRY, expansive counter space and NEWER STAINLESS APPLIANCES. The dining room is open to the kitchen and features built in bench seating, an eat up peninsula great for large families, and a modern farm house dimmable dining chandelier. Large double doors lead to the amazing PRIVATE PATIO, where you will enjoy your sunken hot tub all year round. The deck has been completed with slate tile for durability, character and keeping the charm of the home! The solid wood curved staircase leads up to the master retreat. Here you'll find a 3 piece ensuite, walk in closet and spacious Primary bedroom featuring VAULTED CEILINGS and a ceiling fan. There is also a sitting room currently used as a home office. Another CURVED staircase leads to the FULLY DEVELOPED basement where there are three good sized bedrooms, a 3 piece bath and a large family room. The family room (16'7"x15'1") has a new LUXURY VINYL PLANK. The basement also has an entry from the garage, and laundry room. A great property for a growing family, its AFFORDABLE, ADORABLE and ORIGINAL! Poplar Ridge is very desirable and when homes come up in this

area they don't last.... The home is a beautiful red brick exterior with CONCRETE SHINGLES on garage and asphalt on home. There is a TRIPE HEATED ATTACHED GARAGE(24x29) and additional small detached out back. Its like living in the ENCHANTED FOREST, surrounded by NATURE. 2664 of FULL DEVELOPMENT, not just a house, but a HOME, a safe environment to raise a family