

# \$1,189,000 - 19 Twp Rd 384, Rural Red Deer County

MLS® #A2153877

## \$1,189,000

5 Bedroom, 3.00 Bathroom, 4,269 sqft  
Residential on 1.02 Acres

Canyon Heights, Rural Red Deer County,  
Alberta

This remarkable property is situated just five minutes east of Red Deer, in the sought-after neighborhood of Canyon Heights. Here, one can enjoy breathtaking 360-degree views. The residence has undergone significant renovations in recent years, with both the main floor and upper levels being entirely redone. The kitchen is adorned with stunning quartz countertops, a built-in refrigerator and freezer, a high-end five-burner gas stove and oven, and a full-sized island that includes a wine refrigerator and numerous drawers. Adjacent to the kitchen is a generous pantry offering ample storage, along with a formal dining room. Additionally, the residence boasts two sunken living areas, each equipped with fireplaces. Through the east facing patio door from the kitchen lies the backyard, with generous yard space! This home also includes a dedicated hot tub room equipped with a built-in hot tub, and has the option to be separated from the main living area with glass doors. This room can also be accessed directly from the expansive east deck that spans the back half of the home. Upper level features a master suite with a sunken bedroom boasting a wood-burning fireplace and access to a generous ensuite bath! The ensuite includes dual sinks, a 6-foot soaker tub, and a water closet with a shower and toilet. Additionally, there are three more bedrooms on this level, a 4-piece bathroom and a spacious bonus room complete with a



kitchen/dining area and wet bar. With its own private entrance this is perfect for teens, nannies or a guest suite! Don't forget the oversized triple heated garage. Ideal for just any project you have in mind plus ample parking. Downstairs there is definite suite potential starting with 3 plumbing rough-in's and alternate access. Additionally there's two high-efficiency furnaces equipped with a UV Light filtering system to ensure a cleaner home environment. And of course don't forget the central air conditioning. This home is also linked to a gas generator(supplied) that can provide power to essential areas of the house if an unexpected power outage should occur. The entire acreage features low-maintenance grounds, friendly neighbors, and an excellent location, making it a property worth seeing. A pleasure to show.

Built in 1987

### **Essential Information**

MLS® #	A2153877
Price	\$1,189,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	4,269
Acres	1.02
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	19 Twp Rd 384
Subdivision	Canyon Heights
City	Rural Red Deer County

County Red Deer County  
Province Alberta  
Postal Code T4E 1A1

### Amenities

Parking 220 Volt Wiring, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached  
# of Garages 3

### Interior

Interior Features Beamed Ceilings, Double Vanity, Jetted Tub, Laminate Counters, Natural Woodwork, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Wired for Sound  
Appliances Built-In Gas Range, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Range, Microwave, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings, Wine Refrigerator, Gas Dryer  
Heating Central, High Efficiency, Fireplace(s), Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 3  
Fireplaces Gas, Gas Log, Loft, Master Bedroom, Wood Burning, Den  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Balcony  
Lot Description Landscaped, Lawn, Rectangular Lot  
Roof Fiberglass  
Construction Brick, Stucco, Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed August 1st, 2024  
Days on Market 379  
Zoning R3

### Listing Details

Listing Office Sutton Landmark Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.