

# \$2,150,000 - 26471 Township Road 382, Rural Red Deer County

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MLS® #A2220272

**\$2,150,000**

2 Bedroom, 2.00 Bathroom, 2,427 sqft  
Residential on 157.00 Acres

NONE, Rural Red Deer County, Alberta

**MOUNTAIN VIEWS!** This once-in-a-lifetime opportunity will impress even the most discerning buyer, conveniently located 3.5km east of the Red Deer city edge (20 Avenue). Perched on rolling hills with city and mountain views, and sitting on 157 acres, is this private oasis tucked into the natural landscape. Featuring a custom SIP (styrofoam insulated panel) build and using passive heating design, this 1.5 storey was constructed with the highest quality standards and energy efficiency in mind. The custom timber frame construction within, and the minimalist design gives the home a clean, European feel. Built on a 4â€™™ concrete footing / pony wall, backfilled with sand and insulated with rigid insulation beneath the slab, you can enjoy the efficient in-floor heat throughout the main level, supplemented by a gorgeous free-standing wood stove. As you enter, the open-faced staircase welcomes you into the home. On each side of the staircase sits the bedrooms, each with their own ensuite. Leading upstairs offers an open loft separated by the staircase, allowing multiple options for these rooms, historically used as an office / den, but could easily be converted into additional bedrooms if desired. The main area is bathed in natural light, with a deck off the dining space, a spacious custom kitchen with high end stainless appliances, large pantry with laundry directly off the kitchen and a



sizeable cold storage / mud room leading outside. The property itself offers an oversized triple garage, currently divided into a double car garage and a large workshop. The 48'x31' barn offers all the additional storage you may desire, and also includes loft space. The 157 acres is separated out in to ~60 acres of agricultural land, ~80 acres of pasture land, and ~17 acres of treed and private land surrounding the house and outbuildings. Located on pavement, with powered gate and paved driveway leading to the property. With a proximity this close to the city, and a land parcel this size, this property offers excellent long term investment opportunities for the patient and creative buyer. Top to bottom, this property shows a 10/10!

Built in 2004

### **Essential Information**

MLS® #	A2220272
Price	\$2,150,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,427
Acres	157.00
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	26471 Township Road 382
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County

Province	Alberta
Postal Code	T4E 1G7

### Amenities

Parking	Quad or More Detached
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Built-in Features, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Bar Fridge, Built-In Oven, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Hot Water, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning Stove
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Farm, Lawn, No Neighbours Behind, See Remarks, Treed
Roof	Metal
Construction	Concrete, Log, Stucco, Wood Frame
Foundation	None, See Remarks

### Additional Information

Date Listed	May 13th, 2025
Days on Market	61
Zoning	AG

### Listing Details

Listing Office	CIR Realty
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