

**299, 27475 Township Road 380  
Rural Red Deer County, Alberta**

**MLS # A2115631**



**\$1,587,000**

<b>Division:</b>	Woodland Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,514 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.02 Acres		
<b>Lot Feat:</b>	Few Trees, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Concrete, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	32-37-27-W4
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound		

**Inclusions:** security system w/ camera and sensors, 1 85' TV in theatre room, 1 65' TV in Living room, 1 55' TV in master bedroom, Surround Bar and 5 Sono Surround sound receivers, 4 kitchen island chairs, 2 planter boxes, all window coverings and 2 remotes

Welcome to this breathtaking modern oasis nestled on 1.02+/- acres just minutes away from the city, college and hospital amenities. This luxurious custom-built home, constructed in 2021, boasts 5 bedrooms, 6 bathrooms and an abundance of upscale features that epitomize elegance & comfort. Upon entering this stunning residence, you are greeted by exquisite details throughout. The exceptional kitchen is a chef's dream adorned with high-end Wolf and Sub-Zero appliances and an oversized quartz waterfall island. The entire home is enriched by Cervo custom cabinetry & quartz countertops, featuring over 111 drawers throughout the home. The kitchen seamlessly flows into the dining area (with custom brick feature wall), complete with a Butler pantry for added convenience. The custom Butler pantry boasts a hidden fridge, sink, wine fridge, office area and leads to custom cubbies upon entering the garage. The dining room leads to a three-season sunroom with fireplace, TV, floor to ceiling windows, built in speakers, ceiling fan & epoxy flooring on its own thermostat. The primary suite is a true retreat, featuring a 5 piece ensuite with steam shower, power blinds for added privacy, soaker tub, dual sinks, and a massive walk-in closet with direct access to the laundry room. The second bedroom features built in nightstands, custom wardrobes, color changing lighting and power blinds for added privacy. All bathrooms are complete with motion sensor lighting. Downstairs, the fully finished basement offers a perfect entertainment space with a wet bar, wine room closet with magnetic backsplash, dishwasher, and wine fridge. The basement also features a fully carpeted theatre room with an 85-inch TV and surround sound, ideal for movie nights. Additionally, there is a gym space for all your fitness needs! This room could also be converted to a games room and

features an attached storage room. The 30x40 garage features 12ft and 14ft ceilings with 10x16 and 10x8 sunshine doors, heated epoxy flooring, 2pc bathroom, floor drains and air conditioning. For the outdoor enthusiasts this peaceful acreage is situated near an outdoor skating rink, community park and green space. It boasts extensive landscaping with 5000 feet of exposed aggregate concrete, lilacs, black mulch, outdoor kitchen, wrap around deck and a 14x25 covered deck with glass panels. This home is designed with the highest standards for luxurious living including a 10 year home warranty, ICF construction, upgraded water system, 2 HRV systems, Lennox hi-efficiency furnace, glycol boiler, on demand hot water system, extra insulation in flooring, custom stairs to lower level with maple stringers and hardwood inlays featuring glass rail, 35 year shingles, solid wood doors, custom glass fireplace, triple pane windows, powered window coverings and premier flooring and fixtures. Every detail has been carefully considered, from the triple-pane windows to the new home warranty that provides peace of mind for years to come.