

101, 04042 Highway 587  
Rural Red Deer County, Alberta

MLS # A2272346



**\$1,099,000**

<b>Division:</b>	Garrington Acres	
<b>Type:</b>	Residential/House	
<b>Style:</b>	1 and Half Storey, Acreage with Residence	
<b>Size:</b>	2,409 sq.ft.	<b>Age:</b> 1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3
<b>Garage:</b>	Quad or More Detached, RV Access/Parking	
<b>Lot Size:</b>	1.96 Acres	
<b>Lot Feat:</b>	Many Trees, Private, Rectangular Lot	

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	25-34-4-W5
<b>Exterior:</b>	Log, Wood Siding	<b>Zoning:</b>	R-6
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Suite: Fridge, Stove-Electric, Hood Fan + Electric Fireplace in upstairs bathroom, Wine Racks & Vegetable bins in cold room, Crawl Space Shelving, RO Water System- as is (Seller doesn't use), Air Compressor in Shop

Welcome to your very own PRIVATE RETREAT! Offering 2,400+ Sq Ft of developed space in this 1.5 story home with 4 bedrooms & 3 Bathrooms! This inviting, lodge-style home is tucked among towering evergreens and wrapped in picture perfect tranquility. The exterior showcases warm half log siding, a striking stone chimney, and charming dormer windows, all framed by pristine forest views. There is an expansive rear concrete patio and this property is LANDSCAPED and WELL MAINTAINED. The main floor consists of beautiful HARDWOOD FLOORS and a wing design with the primary bedrooms and 4-piece ENSUITE on one side and another bedroom, 3-piece bathroom and family/rec room on the opposite side. Connecting the two is a spacious kitchen with center ISLAND, SS appliances and plenty of drawers, cabinetry and counter space. The kitchen is open to the cozy dining room and comfortable living space. Features: MAIN FLOOR LAUNDRY, plenty of STORAGE spaces and 3 FIREPLACES (2 wood burning & 1 gas in the primary ensuite). Upstairs houses 2 generously sized bedrooms, a storage/flex room and a 4-piece bathroom. The crawl space houses the utility components and offers even more storage. Outside you will find immaculately maintained landscape and a dedicated firepit area & GARDEN! The DETACHED GARAGE/SHOP was added onto and provides ample storage, parking, workshop space and is complete with 2-piece bathroom for added convenience. The STUDIO STYLE SUITE (illegal, but County knows the suite is there) has an everything you need including a 3-piece bathroom. Great for guests accommodation! Great location just off pavement and just 15 minutes to Glennifer Lake and under 20 minutes to Bowden! Wheelchair accessible.