

35276 Range Road 10 - 110  
Rural Red Deer County, Alberta

MLS # A2281756



**\$889,900**

Division:	Tanamera Acres		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,584 sq.ft.	Age:	2005 (21 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Asphalt, Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Garage		
Lot Size:	1.40 Acres		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Engineered Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Pantry, Storage, Vinyl Windows		
Inclusions:	Gazebo Garage door remotes 2		

Acreage living at it's absolute best! Have a look at this beautiful executive custom built bungalow. Room for everyone with this 6 bedroom 3064 sq ft of over all live space. Located minutes from Innisfail in the private and quiet country subdivision of Tanamera acres this home is sure to please. Placed on a 1.4 acre lot exterior features include custom brick finishing exterior large double attached heated garage. Your own pickleball/tennis court partially paved lane leading to secondary detached 28x30 garage with metal roof gazebo firepit wonderful large rear deck with large concrete pad below all nestled in very private park like setting with mature landscaping and trees. Entering the home you are greeted with inviting foyer and great room featuring a striking stone faced wood burning heataltor fireplace surrounded by built in shelving on both sides. Just as striking the kitchen shows off beautiful maple cabinets top grade granite 5 burner gas stove and commercial grade hood fan. All set in upgraded hardwood and tile flooring. This bungalow delivers in the bedroom department as well six bedrooms. Primary bedroom has a no expense spared ensuite with large walk in closet stand alone shower and huge walk in closet. Main floor laundry with sink and 2pce bathroom as you enter from the heated garage. Ten foot ceilings through out the home. Lower level is like entering a whole other home as you are overwhelmed with space two large bedrooms plus a third bedroom family room exercise area and a rec room for the pool table if you like. All under the coziness of in floor heat. Mechanical has water treatment/softener set up septic features a larger than needed twin tank system. Transferable starlink for your internet. Oh and in case you forgot all this and minutes from town! If you are looking for walk in ready needs nothing executive style acreage bungalow do yourself a favor come have a

look you will not be disappointed.