

# \$1,450,000 - 28257 Highway 596, Rural Red Deer County

MLS® #A2221792

**\$1,450,000**

5 Bedroom, 3.00 Bathroom, 1,918 sqft

Residential on 10.90 Acres

NONE, Rural Red Deer County, Alberta

CUSTOM BUILT 5 BEDROOM, 3 BATH BATH BUNGALOW ~ FULLY DEVELOPED W/OVER 3700 SQ. FT. OF LIVING SPACE ~ HEATED 4 CAR GARAGE ~ 10.9 ACRES, ZONED AG & OPTION TO ADD SECOND RESIDENCE/POTENTIAL TO SUBDIVIDE, OPERATE A BUSINESS OR HAVE LIVESTOCK ~ Stucco and stone exterior offer eye catching curb appeal to this well cared for home ~ Poured concrete sidewalk leads to the covered front entry ~ Step into the large sun filled foyer with tile flooring ~ Open concept main floor layout is complemented by 10' ceilings and hardwood flooring that create a feeling of spaciousness ~ The stunning kitchen offers an abundance of warm stained maple cabinets, beautiful Labradorite stone countertops, hexagon tile backsplash, huge island with an eating bar, and upgraded stainless steel appliances (gas range, French door fridge) ~ The living room has large west facing windows and is centred by a cozy gas fireplace ~ Easily host large gatherings in the spacious dining room with more large windows plus garden doors leading to a partially covered south facing deck, with a BBQ gas line, perfect for indoor/outdoor living ~ The private primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture and room for a sitting area, has a walk in closet with built in organizers and a spa like ensuite with dual sinks, a walk in shower and heated, jetted tub ~ Two main floor bedrooms are both a generous size with



ample closet space (one is currently being used as an office) ~ 4 piece main floor bathroom ~ Mud room with access to the attached garage has front load laundry pair, built in cabinets with a stone folding counter and sink, built in shelving and a coat closet ~ The fully finished basement has 9' ceilings, in floor heat and tile flooring throughout ~ Large open concept family room has a full wet bar with custom maple cabinets, stone countertops, tile backsplash and full size appliances with ample space for a dining table and chairs, pool table and a sitting room/media space ~ 2 generous size bedrooms share a 4 piece bathroom ~ Huge utility room has endless space for storage ~ Heated 58' x 28' attached garage is separated in to two bays, features 220V wiring, hot and cold taps, humidity fans, floor drains, has a workshop space, shelving and is insulated with painted drywall ~ Just outside the garage is full RV hook ups with a 30 amp power, water and sewer dump ~ Garden area has a greenhouse with power and water ~ Large fenced area is landscaped with tons of mature trees offering privacy and shade, views of the creek ~ Just off the deck is a huge poured concrete patio with a large fire pit area, enclosed gazebo w/power, water, gas line, and an attached pergola ~ Through the trees is an ATV/walking path leads to the backside of the property with open pasture, mature trees, tons of wildlife, and Sylvan Creek running through ~ Many more great features in this original owner home ~ Located west of Red Deer on Burnt Lake Trail w/pavement to the driveway.

Built in 2015

### **Essential Information**

MLS® #	A2221792
Price	\$1,450,000
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	1,918
Acres	10.90
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	28257 Highway 596
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1S8

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	10
Parking	220 Volt Wiring, Additional Parking, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Oversized, Plug-In, Quad or More Attached, RV Access/Parking, See Remarks, Workshop in Garage
# of Garages	4
Waterfront	See Remarks, Creek

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Courtyard, Lighting, Private Entrance, Private Yard, RV Hookup, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Many Trees, Native Plants, No Neighbours Behind, Private, Views
Roof	Asphalt Shingle, Fiberglass
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	30
Zoning	AG

## Listing Details

Listing Office	Lime Green Realty Inc.
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.