\$588,000 - 102-4042 Highway 587, Rural Red Deer County

MLS® #A2153842

\$588,000

7 Bedroom, 4.00 Bathroom, 2,098 sqft Residential on 1.15 Acres

Garrington Acres, Rural Red Deer County, Alberta

Looking for a private, peaceful, forested acreage with abundant well water and lots of room to host family and friends?

This awe-inspiring one-owner home is nestled in the forest just 20 minutes west of Bowden in the serene Garrington Acres subdivision.

This gorgeous property provides all kinds of recreational opportunities in summer and winter, as it borders a land trust to the north, allowing direct access to miles and miles of forested trails, as well as the majestic Red Deer River.

Inside this 7 bedroom, 3 and a 1/2 bathroom home, which includes a covered sunroom, you will find many updates including paint, flooring, heating, many newer vinyl windows, window coverings, and a huge addition that was added in 2006, which includes a primary bedroom and ensuite with a spacious great room above, making it the perfect place to gather, chat, and enjoy the company of all your loved ones. You will LOVE the taste of the fresh, exquisite well water, with a volume capacity rating at approximately 30 gallons per minute! A new water softener was installed in 2000 and a new septic system was installed in 2013 with a total capacity of 1500 gallons. A new boiler system with a very large hot water holding tank was added in 2014 ensuring you will always have the hot water







you need regardless of how many visitors you have.

The boiler also works with the forced air furnace ducts using hot water coils with 4 zones to ensure a low monthly utility bill. In addition, 2 woodburning stoves can lower your utility bill even more and give you the peace of mind that you and your loved ones will stay cozy and warm during those epic Alberta winter storms.

Outside you will notice the newer shingles (2016) on both the home and large double detached garage along with the long "drive through" driveway allowing plenty of room for trailers, boats, RVs and all the vehicles you need parking for during your big holiday get togethers!

Behind the home is a large garden with a lot of lawn area for playing outdoor games with as many people as you want, along with a firepit area that will ensure you have hours of fun together roasting hot dogs and marshmallows and catching up on all the latest family happenings.

The beauty of this property with it's second-to-none location is hard to describe in words.

Call your favorite real estate agent and come see it in person today!

Built in 1976

Essential Information

MLS® # A2153842 Price \$588,000

Bedrooms 7

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,098

Acres 1.15

Year Built 1976

Type Residential Sub-Type Detached

Style Acreage with Residence, 2 Storey

Status Active

Community Information

Address 102-4042 Highway 587

Subdivision Garrington Acres

City Rural Red Deer County

County Red Deer County

Province Alberta
Postal Code T0M0K0

Amenities

Parking Spaces 12

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Ceiling Fan(s), French Door, Vinyl Windows, Laminate Counters, Low

Flow Plumbing Fixtures, No Animal Home, No Smoking Home,

Skylight(s), Storage, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Range Hood,

Washer, Water Softener

Heating Baseboard, Boiler, Central, Exhaust Fan, Forced Air, Hot Water, Wood

Stove

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Basement, Living Room, Wood Burning Stove

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Fire Pit, Garden, Private Yard, Rain Gutters

Lot Description Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Lawn, Many

Trees, No Neighbours Behind

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Siding

Foundation Poured Concrete, ICF Block

Additional Information

Date Listed August 1st, 2024

Days on Market 454

Zoning Residential

Listing Details

Listing Office MaxWell Capital Realty - Cardston

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