

**120, 38254 Range Road 265
Rural Red Deer County, Alberta**

MLS # A2155550



\$2,390,000

Division:	Stone Ridge Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,215 sq.ft.	Age:	2011 (13 yrs old)
Beds:	5	Baths:	5 full / 2 half
Garage:	Drive Through, Electric Gate, Garage Door Opener, Heated Garage, Oversize		
Lot Size:	2.04 Acres		
Lot Feat:	Cul-De-Sac, Few Trees, No Neighbours Behind, Landscaped, Private, Views		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	18-38-26-W4
Exterior:	Concrete, Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	2 additional dishwashers, 2nd B.I. fridge/freezer, B.I. BBQ, B.I. microwave, 2 B.I. wall ovens, 4 T.V. wall mounts, security system hardware, attached garage shelving, tire racks, 2nd A/C unit, Sonos equipment & theatre room audio/video equipment, pool table, exercise equipment, blue flower box.		

Custom designed and built with incredible attention to every detail, this Bowood masterpiece is perfectly situated minutes from Red Deer and offers AMAZING VIEWS to the west as far as the eye can see! Upon entering through the gated driveway, a 4 CAR front attached heated garage with epoxy flooring takes care of parking and storage needs. The custom front door is solid Maple, once inside the lovely open concept main level is sure to impress with quality hardwood flooring throughout, a front formal dining space that will easily accommodate family and friends, and large west facing triple glazed windows capture the incredible view from just about every room – the sunsets from the oversized upper level deck are incredible!! This immaculate home truly does have a chef's kitchen with an abundance of TOP GRADE SEDONA CABINETRY, granite counter tops, WOLF gas cook top, double wall ovens, main and prep sinks, kitchen and butler pantry dishwashers, a large fridge/freezer combination in both the butler pantry and kitchen, and a raised eating bar with room for 4 bar stools. It's perfectly connected to the airy living room with a feature gas fireplace and high ceilings, there is a second dining area off the kitchen ~ again both spaces ideally situated to capture the amazing views. The large BUTLER'S PANTRY has the same finishings as the kitchen. Conveniently located main floor laundry is bright and spacious with 2 WASHERS & 2 DRYERS, laundry sink and large work spaces, there is also a mud room at the garage entrance with built in storage. The main floor is completed by a spacious FRONT OFFICE with built in cabinetry, an elegant 2pce guest bath, large bedroom with full 4 pce ensuite and beautiful main bedroom with dual walk-in closets and a gorgeous SPA-LIKE ENSUITE featuring granite tops, dual vanities, soaker tub

and large tiled shower. There are a total of FIVE bedrooms and SEVEN bathrooms in this fabulous home, EACH BEDROOM HAS IT'S OWN ENSUITE – absolutely perfect for families and guests! The WALK-OUT basement is fully finished with a large rec room, games room, and wet bar with a full fridge and dishwasher – this is an ideal area for entertaining with easy access to the HEATED OUTDOOR POOL with built in hot tub. 3 large bedrooms with full sized windows are perfect for growing children, there is also a dedicated theatre room with a Bowers & Wilkins sound system and a gym. The 3 season sunroom under the upper deck includes a built-in BBQ, a wood burning fireplace, and oversized sliding windows. Other notable features include; recently refinished hardwood flooring, a new pool liner, built in sound throughout, good production and soft water from the well, heated tile floors throughout and in floor heat in the basement (glycol). This fine home was built by the current owners to exacting standards and is offered well under replacement cost.