

**38423 Range Road 282**  
**Rural Red Deer County, Alberta**

**MLS # A2144930**



**\$6,500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Acreage with Residence, Bungalow, Side by Side		
<b>Size:</b>	4,206 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized, C		
<b>Lot Size:</b>	22.85 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Many Trees, Views		

<b>Heating:</b>	In Floor, Make-up Air, Fireplace(s), Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	26-38-28-W4
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Walk-In Closet(s), Wired for Sound, Wood Windows		
<b>Inclusions:</b>	All gym equipment in the basement		

Spectacular, one-of-a-kind estate with a view of the city, nestled on 22.8 acres. No expense was spared on this stunning property, offering two luxury residences combined into one building, ideal for aging parents or extended family. The main residence is 2,183 sq ft with a fully developed basement and the second residence is essentially a carbon copy layout with 2,014 sq ft and no basement. There is a 100' x 48' shop with an attached 40' x 60' cold storage shed, ideal for a large motorhome. 9 acres of the acreage are extensively landscaped with hundreds of trees and quick curbed beds. Both residences offer high quality finishings and fixtures including heated imported Italian tile floors (very little carpet in this home), solid maple doors, massive great rooms with vaulted ceilings, custom cabinets, 3-sided glass fireplaces, imported Italian granite countertops, undercabinet lighting and sweeping views. The master suites have huge closets with custom-built organizers and spa ensuites with air tubs and large showers. Both units have front offices, the main residence office features extensive built-in desks and cabinets, granite counters and rustic beam detailing. Each residence has an attached 28' x 26' garage with underfloor heat and non-slip epoxy floors, insulated garage doors, access to the mechanical room. All inside walls have been insulated for soundproofing, you won't hear your neighbour! In several spaces, audio speakers for music have been installed as well as audio controls for radio/tv/security cameras. THE MAIN RESIDENCE - upgraded appliances in the kitchen; Fulgor gas range, Bosch dishwasher and refrigerator. The central focus of this home is the stunning rock fireplace and 350 bottle, temperature-controlled wine built-ins. With wall-to-wall windows, space for a large dining table and huge kitchen island, this is the perfect place to entertain or

unwind. Take the party outside to your stamped concrete patio and outdoor stone surround kitchen - the covered bbq area has a heater, electric drop-down screens, and sightlines to the 2 fire bowls, fire pot and on the lower grass, a firepit area. Down on the lower level is a fully finished basement - stunning theatre room with surround speakers, stone detailing on the fireplace/storage nook, huge gym (that could be transformed into a games/craft/kids playroom or anything else you could imagine), 2 additional bedrooms with walk-in closets and a 3 pc bath with glass blocking shower detail. SHOP DETAILS - features a 5 bay insulated workshop, heated floors, 1 ton electric crane, wash-bay, 3 pc bathroom, small office area, large upper floor space to be used for storage/entertainment space, 2 RV electrical plugs, welder plug. OTHER FEATURES: metal 50 yr shingles, R20+ wall insulation, R50+ roof insulation, triple glazed windows, vinyl/cedar fencing, reverse osmosis water purifier, on demand hot water, soft water system, 2 septic systems, acrylic stucco, built-in irrigation and drip system for plants.