

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

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MLS® #A2153842

**\$588,000**

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

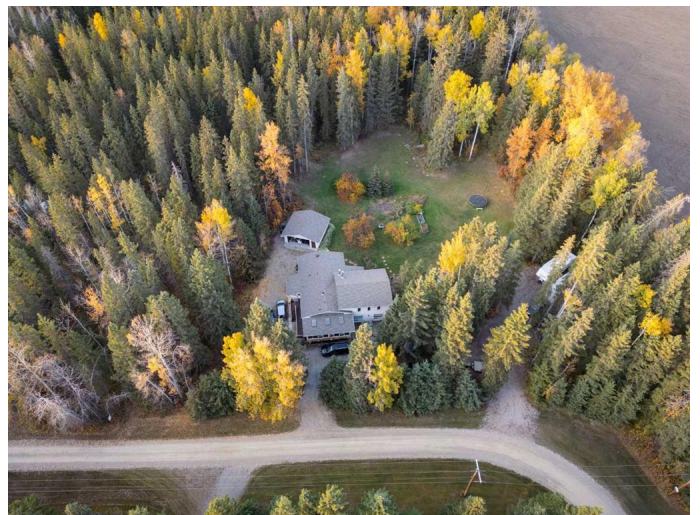
Garrington Acres, Rural Red Deer County,  
Alberta

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	Fire Pit, Balcony, Garden, Private Yard, Rain Gutters
Lot Description	Many Trees, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Lawn, 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	244
Zoning	Residential

## **Listing Details**

Listing Office	MaxWell Capital Realty - Cardston
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