

# \$1,350,000 - 10, 2168 Hwy 587, Rural Red Deer County

MLS® #A2193395

**\$1,350,000**

5 Bedroom, 3.00 Bathroom, 1,452 sqft

Residential on 52.04 Acres

NONE, Rural Red Deer County, Alberta

52 Acres, 2 homes and a Horse enthusiast's dream awaits! Pastures, barn, trees, hills, welcome to West Country Ranch Land and just 8 minutes from Hwy QE2! This stunning 52-acre property combines spacious living with practical amenities, making it perfect for families and those seeking a serene lifestyle. The main home features five bedrooms, ideal for large families or hosting guests, and includes a welcoming front walkout basement. The renovated kitchen is a chef's dream, boasting gorgeous Knotty Alder cabinetry, new countertops, and a stylish backsplash. Recent upgrades provide peace of mind, including a newer Forced air furnace, water treatment system, a hot water heater, newer Electrical Panel, newer Submersible water well pump. 2nd home tucked privately away from the main home, you'll find a well-maintained detached 3-bedroom modular home/Addition and large deck. This comfortable living space has been carefully updated, bright and well cared for and featuring newer electrical panel, and Twin furnaces. It also offers its own water well with newer submersible water well pump, septic, gas, and electric services, ensuring convenience and autonomy for its occupants. For those with a passion for equestrian activities, the property includes a spacious 32'x72' horse barn equipped with water, power, and propane gas, along with various stalls and a tack room for all your animal care needs. Additionally, there's a large 49.5'x57.5' pole shop/storage



building with Power , 2 panels 220v and water plumbed to shop. An attached RV covered carport measuring 16â€™x49.5â€™ adds further convenience for your outdoor adventures. Numerous sheds around the property provide ample space for all your storage needs.

The fenced and cross-fenced property ensures privacy and room for your family, horses, or livestock to thrive in a natural environment.

With paved access right to your driveway, this property truly offers the best of both worlds.

Situated just a few short minutes west of QE2 along the paved Hwy 587, you can immerse yourself in the stunning landscapes of Alberta's West Country while still being close to Calgary and Red Deer for easy commuting.

Don't miss out on this incredible opportunity! This property is a must-see for anyone seeking a rural lifestyle with modern comforts and abundant amenities. Contact us today to schedule your viewing!

## Essential Information

MLS® #	A2193395
Price	\$1,350,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,452
Acres	52.04
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	10, 2168 Hwy 587
Subdivision	NONE

City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

### **Amenities**

Parking	Quad or More Detached, RV Access/Parking, Workshop in Garage
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### **Interior**

Interior Features	Granite Counters
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Gas Stove, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Free Standing
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Farm
Roof	Asphalt Shingle
Construction	Mixed
Foundation	See Remarks

### **Additional Information**

Date Listed	February 8th, 2025
Days on Market	76
Zoning	AG

### **Listing Details**

Listing Office	RE/MAX ACA Realty
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