

\$1,475,000 - 50, 26534 Township Road 384, Rural Red Deer County

MLS® #A2221399

\$1,475,000

4 Bedroom, 5.00 Bathroom, 2,228 sqft
Residential on 2.01 Acres

Canyon Heights, Rural Red Deer County,
Alberta

Experience unparalleled luxury and breathtaking views with this custom-built bungalow perched on the crest of Canyon Heights Hill. From its exceptional vantage point, the property provides panoramic views of the rolling countryside to the East for breathtaking sunrises and to the West for sunsets and the twinkle of city lights. This is a property that truly embraces Alberta's natural beauty. Inside this thoughtfully designed home you'll find a spacious floorplan enhanced by soaring ceiling heights, expansive windows that frame the views, and the timeless appeal of quality craftsmanship. The private, pergola-covered courtyard off the kitchen is equipped with a wood-burning fireplace, large dining area, and uninterrupted views of the yard and beyond. The space will elevate your outdoor entertaining and have guests feeling transported to a luxury vacation villa. The lower level of this hillside bungalow includes an illegal suite, ideal for multi-generational living or guest accommodations. The suite would be a simple modification to revert if desired. The walkout leads to a tranquil yard, framed by mature trees with a large garden and a secluded firepit area that is perfect for enjoying under the stars. A standout feature of this grand home is the impressive 1966 sq ft attached garage, designed to accommodate six vehicles



and provides ample space for hobbyists or car enthusiasts. This Canyon Heights acreage offers size, sophistication, and scenery, making it a rare opportunity for luxury living just minutes from Red Deer.

Built in 2000

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2221399 |
| Price | \$1,475,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 5 |
| Square Footage | 2,228 |
| Acres | 2.01 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 50, 26534 Township Road 384 |
| Subdivision | Canyon Heights |
| City | Rural Red Deer County |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4E 1A1 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Heated Garage, Oversized, Paved, Driveway, Quad or More Attached |
| # of Garages | 6 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Separate Entrance, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Garage Control(s) |

| | |
|-----------------|---|
| Heating | Boiler, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Family Room, Gas, Living Room, Wood Burning Stove |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Courtyard, Fire Pit, Garden |
| Lot Description | Landscaped, Many Trees, Private, Views |
| Roof | Clay Tile |
| Construction | Concrete, Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 6 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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