

\$1,999,900 - 113, 1271 Township Road 392, Rural Red Deer County

MLS® #A2184671

\$1,999,900

5 Bedroom, 3.00 Bathroom, 2,714 sqft
Residential on 4.99 Acres

Kayton Estates, Rural Red Deer County,
Alberta

Enjoy breathtaking views from this 4.99acre property perched in the elevated subdivision of Kayton Estates, just 2min NE of Sylvan Lake! An acreage masterpiece professionally redesigned in 2016; equipped with an exceptional walkout basement, where you can enjoy evening fires in the impressive gazebo or endless fun in your beautifully landscaped yard. Need garage space? Thereâ€™s a double 24X22â€™ attached heated garage & a 50X40â€™ heated â€™oversized detached garageâ€™ with a 14â€™ door, perfect for all your recreational & storage needs. The 40X30â€™ barn is a haven for horses with 3 full size stalls, hay & tack storage, two garage doors fully open things up. A gated entrance to the property welcomes you onto a paved driveway which brings you into a large eye drop courtyard at the front of the home. Well thought out & meticulously landscaped for those who have a love of the outdoors. Head inside to explore what this EXTENSIVELY UPDATED family home has to offer; over 4400sqft OF LIVING SPACE, 5 beds, 3 full baths, master suite fit for royalty & an open concept floor plan for entertaining. The kitchen boasts bright south-west facing windows, granite countertops, Thermador appliances, tile backsplash & double central islands with induction cooktop! Beautiful wainscoting panels & impressive woodwork throughout,



atop engineered hardwood flooring & heated ceramic tile at your feet. The bright dining room features incredible views of Sylvan Lake & the mountains to the south-west, perfect for those sunsets! Youâ€™ll find additional all season living space just off the dining room, overlooking the play area for the kids or grandkids; come enjoy the peace of country living. The gas BBQ will cook in any fashion you choose, equipped with a state-of-the-art ventilation system for use indoors! Retire for the evening to your own private wing; comprised of the master suite, complete with spacious 5-piece ensuite, walk-in closet & beautiful fully tiled steam shower with a bench. The main floor laundry room is a dream come true! The lower level welcomes you to a MASSIVE family room, 2 more bedrooms, & wet bar for game night! Double doors provide quick access to the backyard & covered patio (roughed in for hot tub). Exterior finishings include a mixture of stucco & coal black stone featuring keystones above all windows. Well maintained & immaculate throughout. Heated by a top-of-the-line boiler system (installed in 2016) for the in-floor heat, providing comfort & efficiency during those colder winter months. Features also include: RO & Water Softener, Murphy Bed, AC, Sprinkler Systems, SONOS Sound System, a ton of Hidden Storage, Powered 16â€™ Driveway Gate, RV hook-ups (50amp & Sewer), 100amp shop with in floor heat & full bathroom & shower! Enjoy a variety of mature spruce, maple & birch trees, shrubs, perennials, & an assortment of decorative deciduous trees. School bus right to your driveway, walking distance to the golf course or lake, & only 1.25hrs to Calgary.. This is LUXURY acreage living!

Built in 1992

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2184671 |
| Price | \$1,999,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,714 |
| Acres | 4.99 |
| Year Built | 1992 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 113, 1271 Township Road 392 |
| Subdivision | Kayton Estates |
| City | Rural Red Deer County |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 1R7 |

Amenities

| | |
|--------------|--|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking | Additional Parking, Double Garage Attached, Heated Garage, Oversized, RV Access/Parking, 220 Volt Wiring, Asphalt, Electric Gate, Gated, RV Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Beamed Ceilings, Central Vacuum, Granite Counters, Jetted Tub, Vaulted Ceiling(s), Wet Bar, Wired for Sound |
| Appliances | Dishwasher, Garage Control(s), Humidifier, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Central Air Conditioner, Bar Fridge, Convection Oven, Double Oven, Induction Cooktop, Wine Refrigerator, Water Softener |
| Heating | Boiler, In Floor, Forced Air, Natural Gas, Zoned |
| Cooling | Central Air |
| Fireplace | Yes |

| | |
|-----------------|--|
| # of Fireplaces | 1 |
| Fireplaces | Dining Room, Gas, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out, Exterior Entry |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, RV Hookup, Built-in Barbecue, Fire Pit |
| Lot Description | Back Yard, Landscaped, Paved, Private, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, Gentle Sloping, Lawn, Many Trees, Square Shaped Lot, Underground Sprinklers, Yard Lights |
| Roof | Asphalt Shingle |
| Construction | Concrete, Wood Frame, Masonite, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 1st, 2025 |
| Days on Market | 121 |
| Zoning | CR-1 |

Listing Details

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|----------------|----------------------|
| Listing Office | Century 21 Advantage |
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