

# \$1,169,999 - 15, 26534 Township Road 384, Rural Red Deer County

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MLS® #A2208185

**\$1,169,999**

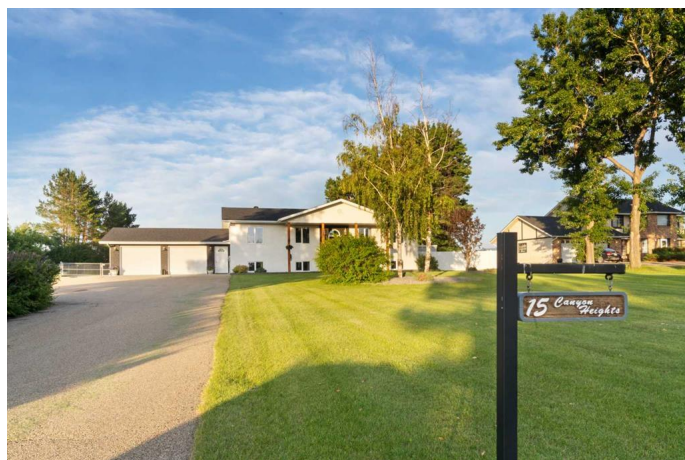
5 Bedroom, 3.00 Bathroom, 1,324 sqft  
Residential on 1.02 Acres

Canyon Heights, Rural Red Deer County,  
Alberta

Nestled just minutes from Red Deer, this exquisitely updated estate offers breathtaking views overlooking the scenic Canyon Ski Hillâ€™ providing a picturesque backdrop year-round. With over 1,300 sq ft of beautifully finished living space, this 5-bedroom, 3-bathroom home is thoughtfully designed for both relaxed family living and sophisticated entertaining.

Step inside to discover a brand-new chefâ€™s kitchen thatâ€™s as stylish as it is functionalâ€™ featuring a grand island, pot filler, custom spice racks, built-in cutting board, and top-of-the-line appliances. The open-concept dining area includes a custom bench with hidden storage, while the inviting living room boasts a sleek electric fireplace with built-in mantel. Luxury vinyl plank flooring flows seamlessly throughout the main living areas, enhanced by fresh designer paint, new doors, trim, and curated lighting selections.

The primary suite is a true sanctuaryâ€™ offering a spa-inspired ensuite with a large walk-in shower, double vanities, and indulgent heated floors. Two additional bedrooms and a show-stopping guest bath complete the main level.



Downstairs, a second kitchen (no stove), gas fireplace, spacious family room, two more bedrooms, and a full bath make the lower level ideal for a guest retreat. Additional comforts include central air, central vac, updated smoke detectors, and a generously sized laundry room.

Outdoors, enjoy tranquil evenings on the covered deck with new rails, soak in the 2023 hot tub, or host gatherings in the massive fenced yard. The 30x40 heated shop is a dream for hobbyists or professionals—featuring radiant heat, floor drains, tin walls, a mezzanine, commercial air compressor, and oversized door. An oversized attached 23x28 heated garage and expansive paved parking area easily accommodate RVs, trailers, and equipment.

Major systems have all been upgraded for peace of mind: new septic (2021), new furnaces, hot water heater, pressure tank, and full replacement of poly-b plumbing. This extraordinary home is 100% move-in ready—offering luxury, functionality, and an unbeatable view.

Schedule your viewing today and step into the lifestyle you™ve been dreaming of.

Built in 1989

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2208185    |
| Price    | \$1,169,999 |
| Bedrooms | 5           |

|                |                                  |
|----------------|----------------------------------|
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,324                            |
| Acres          | 1.02                             |
| Year Built     | 1989                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bi-Level, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 15, 26534 Township Road 384 |
| Subdivision | Canyon Heights              |
| City        | Rural Red Deer County       |
| County      | Red Deer County             |
| Province    | Alberta                     |
| Postal Code | T4E 1A1                     |

### Amenities

|              |                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------|
| Parking      | Double Garage Attached, Garage Door Opener, Additional Parking, Heated Garage, Insulated, Oversized, Paved, RV Access/Parking |
| # of Garages | 5                                                                                                                             |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Wet Bar                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Window Coverings, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                                         |
| Cooling           | Central Air                                                                                                                     |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                               |
| Fireplaces        | Gas, Family Room, Living Room                                                                                                   |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Finished, Full                                                                                                                  |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage                                      |
| Lot Description   | Back Yard, Close to Clubhouse, Level, Private, No Neighbours Behind, |

|              |                           |
|--------------|---------------------------|
|              | Views, Wetlands           |
| Roof         | Asphalt Shingle           |
| Construction | Brick, Wood Frame, Stucco |
| Foundation   | Wood                      |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 110           |
| Zoning         | R-1           |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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