

# \$1,299,000 - 242, 27240 Township Road 392, Rural Red Deer County

MLS® #A2205546

**\$1,299,000**

5 Bedroom, 6.00 Bathroom, 3,637 sqft  
Residential on 2.00 Acres

Valley Ridge Estates, Rural Red Deer County,  
Alberta

Located in the peaceful Valleyridge Estates, this custom-built 2-story home sits on a beautiful 2-acre lot by the Blindman River. The house is bright and airy, thanks to many windows that let in lots of natural light. It has five large bedrooms, including four main suites with walk-in closets and custom tiled showers. The main suite upstairs has a private deck with lovely views of nature. The home has two gourmet kitchens with granite countertops; the main kitchen also has a secondary spice/butler's kitchen, great for entertaining. The living areas include a formal office, a cozy living room, a big family room, and a charming sunroom. There's also a large loft on the second floor and a practical laundry room with granite counters and lots of storage. The main floor is 2,294 square feet, and the second floor is 1,343 square feet. The 2,260 square foot walkout basement has a bathroom and is ready for customization. The triple attached garage is heated and has 11-foot ceilings. The main suite's second-story deck is covered for outdoor enjoyment, and the entryway has a grand 19-foot ceiling. The home also features two furnaces, dual central vacuum systems, and advanced insulation for energy efficiency and comfort. With its custom features and beautiful location, this home is a true example of luxury living.



Built in 2017

## Essential Information

MLS® #	A2205546
Price	\$1,299,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,637
Acres	2.00
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	242, 27240 Township Road 392
Subdivision	Valley Ridge Estates
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4S 1X5

## Amenities

Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Balcony, Garden, Barbecue
Lot Description	Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Cleared, Corners Marked, Open Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	R-1

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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