

# \$1,290,000 - 110, 25173 Township Road 364, Rural Red Deer County

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MLS® #A2198845

**\$1,290,000**

4 Bedroom, 4.00 Bathroom, 1,822 sqft  
Residential on 1.16 Acres

Taunton, Rural Red Deer County, Alberta

FULLY DEVELOPED 4 BEDROOM, 3 BATH  
1.5 STOREY ~ WALKOUT BASEMENT ~  
STUNNING LAKE VIEWS ~ HEATED TRIPLE  
GARAGE ~ Step through the covered front  
veranda in to this beautifully designed,  
like-new custom home was thoughtfully built to  
capture the stunning views, and loaded with  
high-end upgrades, including central air  
conditioning, in-floor heating, and Hardie  
Board siding ~ The stunning kitchen boasting  
over 12ft. vaulted ceilings features an  
abundance of custom cabinetry, quartz  
countertops, full tile backsplash, island with an  
eating bar and stylish pendant lighting, and  
top-of-the-line stainless steel appliances ~  
Effortlessly host large family gatherings in the  
spacious dining area, featuring a double sided  
stone accented fireplace and French doors  
leading to a sunny, south facing deck that  
spans the entire width of the home, includes a  
gas line for your BBQ or patio heater and  
offering breathtaking views of Pine Lake ~ The  
expansive living room boasts impressive  
21-foot vaulted ceilings and floor-to-ceiling  
windows that perfectly frame the lake views ~  
Two generously sized main floor bedrooms,  
one bedroom features French doors to the  
deck ~ 4-piece main bathroom features an  
oversized vanity with quartz and modern LED  
lighting ~ The main floor laundry room has a  
front-load washer and dryer, spacious folding  
counter, and built-in cabinetry, with direct



access to the attached triple garage ~ Open staircase leads to the primary bedroom oasis, this expansive retreat offers ample space for a king bed, features floor to ceiling windows showcasing both the living room and picturesque lake views, a spacious walk-in closet and a spa-like ensuite that includes a custom-tiled shower, and a stylish vanity with quartz countertops and dual sinks ~ The fully finished walkout basement features efficient in-floor heating, large above-grade windows that flood the space with natural light, and direct access to a massive concrete patio with a hot tub, perfect for outdoor entertaining and relaxation ~ The expansive recreation area in the basement is perfect for entertaining, featuring a stylish pool table (included in the sale), a wet bar with illuminated shelves and stone-accented walls ~ The media room features built-in cabinets, and elevated seating with convenient storage below and leather power recliners, all included in the sale ~ Other great features include; Sonos sound, motorized blinds, remainder of 10 year New Home Warranty, direct lake/access just access the road ~ Heated triple garage is 47' w x 26' L, has 3 overhead doors, tons of natural light and a man door to the backyard ~ Outside the property has tons of yard space, plenty of surrounding trees offering shade and privacy and a large recycled asphalt driveway.

Built in 2022

**Essential Information**

MLS® #	A2198845
Price	\$1,290,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,822
Acres	1.16

Year Built	2022
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	110, 25173 Township Road 364
Subdivision	Taunton
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 1S0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	6
Parking	Additional Parking, Garage Door Opener, Gravel Driveway, Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached, Garage Faces Side
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone, Dining Room, Double Sided, See Remarks
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Entrance, Private Yard, Storage
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Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Many Trees, No Neighbours Behind, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	58
Zoning	R-1

### **Listing Details**

Listing Office	Lime Green Realty Inc.
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