

# \$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! You'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 16'™ 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	220 Volt Wiring, Additional Parking, Asphalt, Double Garage Attached, Electric Gate, Gated, Heated Garage, Oversized, RV Access/Parking, RV Garage
# of Garages	2

### Interior

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

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

## Exterior

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

## Additional Information

Date Listed	January 1st, 2025
Days on Market	93
Zoning	CR-1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.