



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

6, 26174 Highway 11
Rural Red Deer County, Alberta

MLS # A2278736



\$1,375,000

Division:	Olinda Meadow		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,202 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	220 Volt Wiring, Garage Door Opener, Heated Garage, Insulated, Quad or More		
Lot Size:	3.01 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Conservation, Creek/River/Stream		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-38-26-W4
Exterior:	Brick, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Jetted Tub, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: tv & components (as is), 2 garage door openers & 2 remotes, 1 shop gar opener- no remote. Alarm & Security system.

OPEN HOUSE, SATURDAY, APRIL 11, 12:00PM-3:00PM: Perched high above the Red Deer River in the prestigious enclave of Olinda Meadows, this remarkable estate acreage offers a lifestyle rooted in space, privacy, and everyday ease - just ten minutes from Red Deer shopping, dining, and services, Canyon Ski Lodge and Parkland Nurseries only moments away. Set on 3.01 beautifully treed acres, the property is introduced by a gated, meandering driveway that winds through mature trees and opens to a home that feels both commanding and welcoming. Elevated topography delivers sweeping views, dramatic skies and constant connection to nature, with birdlife and wildlife as part of the daily rhythm. With over 10,000 square feet of developed living space, this residence was purpose built for families who value room to gather, entertain and grow. Soaring ceilings, beautiful hardwood flooring and expansive windows create an open and airy feel throughout. A formal dining room sets the stage for special occasions, while the bright dining nook offers a relaxed space for everyday meals and opens directly onto a sprawling deck that spans the width of the home, perfect for summer gatherings, dining al fresco or enjoying a quiet morning coffee surrounded by treetops. The kitchen is designed for function and flow with a walk in corner pantry, generous cabinetry and seamless connection to the main living areas. A main floor home office, dedicated laundry and sewing room, and thoughtfully designed storage including multiple storage rooms add to the home's exceptional livability. The flex loft overlooking the main level provides additional space for work, play or retreat. Two wood burning stoves anchor the home with warmth and comfort, creating cozy gathering spaces year round. The walkout lower level mirrors the lifestyle above with expansive recreation

areas, custom bar and theatre room, while offering shaded outdoor enjoyment on warm days, allowing you to choose how and where you take in the surrounding beauty. A gym area in the mezzanine of the impressive shop adds yet another layer of versatility. A true standout, the massive attached shop with soaring ceilings accommodates a motorhome, multiple vehicles, workshops, storage and hobbies with ease, ideal for enthusiasts and business owners alike. RV parking and services further enhance the lifestyle. Built with pride and exceptional care, upgrades include newer exterior siding, shingles, 2x8 wall construction with staggered studs, forced air and hot water heating with dual boilers and fan coils, two air conditioning units, paved circular drive, security gate and camera system. Unique artistic wall engravings reflect the craftsmanship and character found throughout, reinforcing that this is a home meant to be experienced in person. Lovingly maintained by the original owners who built it from the ground up, this is a rare opportunity to secure a legacy acreage and forever home.