

# \$1,159,999 - 15, 26534 Township Road 384, Rural Red Deer County

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MLS® #A2262238

**\$1,159,999**

5 Bedroom, 3.00 Bathroom, 1,418 sqft  
Residential on 1.02 Acres

Canyon Heights, Rural Red Deer County,  
Alberta

Experience the best of country living without sacrificing convenience in this impeccably upgraded estate, perched above the picturesque Canyon Ski Hill. Offering stunning year-round views and over 1,300 sq ft of beautifully finished space, this 5-bedroom, 3-bathroom home combines timeless design with modern comfort—perfect for families, entertainers, or those seeking a serene retreat.

The heart of the home is a brand-new chef's kitchen, designed to impress with a statement island, pot filler, custom spice storage, built-in cutting board, and premium appliances. An open-concept dining area features a custom bench with hidden storage, while the cozy living room is anchored by a sleek electric fireplace and built-in mantel. Throughout the main level, luxury vinyl plank flooring, designer paint, updated trim, doors, and curated lighting selections create a cohesive and inviting feel. The primary suite is a true haven, featuring a spa-style ensuite with double vanities, heated floors, and an oversized walk-in shower. Two additional bedrooms and a beautifully renovated guest bath complete the main floor.

The fully developed lower level offers flexibility and space, complete with a second kitchen, large family room with gas fireplace, two additional bedrooms, and a full bath—perfect



for extended family, guests, or a private retreat.

This home is loaded with extras: central air, central vac, updated smoke detectors, a spacious laundry room, and peace-of-mind mechanical upgrades, including new furnaces, hot water heater, pressure tank, and a full plumbing overhaul.

Step outside to enjoy the expansive covered deck with new railings, a 2023 hot tub, and a massive, fully fenced yard. For the hobbyist or professional, the 30x40 heated shop is fully outfitted with radiant heat, floor drains, tin walls, mezzanine, oversized door, and commercial air compressor. An oversized heated double garage (23x28) and large paved parking area provide ample space for RVs, trailers, and equipment.

With a new septic system (2021) and every major system updated, this exceptional property is truly turn-key. Unmatched views, privacy, and refined living await!

Built in 1989

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2262238                         |
| Price          | \$1,159,999                      |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,418                            |
| 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      | Additional Parking, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, RV Access/Parking, Oversized, Paved |
| # 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, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                         |
| Cooling           | Central Air                                                                                                                     |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                               |
| Fireplaces        | Family Room, Gas, Living Room                                                                                                   |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Finished, Full                                                                                                                  |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage                                                      |
| Lot Description   | Back Yard, Level, No Neighbours Behind, Private, Close to Clubhouse, Views, Wetlands |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Brick, Stucco, Wood Frame                                                            |
| Foundation        | Wood                                                                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-1                |

### Listing Details

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

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