



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

27, 38311 Range Road 270
Rural Red Deer County, Alberta

MLS # A2254746



\$479,900

Division: Forest Green

Lot Size: 1.40 Acres

Lot Feat: -

By Town: Red Deer

LLD: 19-38-26-W4

Zoning: R-1

Water: None

Sewer: None

Utilities: -

Imagine owning a PRIME 1.4 Acre parcel just outside of Red Deer perched high enough to give you SPECTACULAR city views, the rolling foothills & maybe even the distant Rockies on a clear day!!! Gas and electricity run to the lot line. You're free to design a walk-out 2 story home that maximizes that view: Picture expansive glass, covered decks, a terrace that steps down the hillside, sunsets framed by windows, city lights twinkling below at night. Get excited about a lot like this! LOCATION... close enough for a quick commute for work and amenities, yet far enough to enjoy PRIVACY & PEACE! PASTORAL CALM with URBAN CONVENIENCE! 1.4 Acres: Big enough to feel spacious, have landscaping, perhaps a shop, a guest cabin, garden and trees, yet manageable so you're not overwhelmed. All on PAVEMENT! only 5 minutes east of the CITY!