



GRASSROOTS
REALTY GROUP

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2133, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2289493



\$124,900

Division: Gleniffer Lake

Lot Size: 0.06 Acre

Lot Feat: Corner Lot, Few Trees, Lawn, Pie Shaped Lot, Private

By Town: Dickson

LLD: 25-35-3-W5

Zoning: R-7

Water: Private

Sewer: -

Utilities: Electricity, Fiber Optics, Sewer, Water

Welcome to the desirable gated community of Gleniffer Lake Resort & Country Club, the perfect spot to escape city life and unwind. Nestled in the heart of quiet phase 2 on an end lot backing south, pull up your RV and relax; or make future plans to develop the lot. Lounge on the large deck, roast hot dogs and marshmallows over the firepit, with plenty of yard space perfect for kids and pets. With large, established trees on either side of the lot, it feels private and welcoming. Included with this lot is a shed, deck, dining table/chairs and 2 fob's. This lot has upgraded 50 amp service and fiber optic available. Phase 2 is surrounded by the 9-hole golf course and whether you're a beginner or pro golfer, you'll enjoy yourself on the professionally designed course. In addition to the 9-hole, there is also a par 3 course mini links and disc golf area—great for enjoying with the family! After a round, head over to the clubhouse, sit on the patio with a drink and enjoy the views. Other resort amenities include tennis/pickleball/basketball courts, baseball diamond, horseshoe pits, dog park, beach volleyball and playgrounds. Head to the resort's main centre, the Landing, which features a licensed restaurant/lounge with a large patio overlooking the lake, indoor pool with hot tub, a games room with air hockey, pool table and board games, gym and laundry facilities. Cool off, unwind and soak up the sun at your choice of two outdoor pools, or if you prefer the sand between your toes, head to the private sandy beach, with a designated swimming area and watch the kids jump off the diving platform. Just down from the beach is a private, gated marina, with new breakwater installed in 2022. After an afternoon in the sun, walk to the General Store and indulge in ice cream cones, slushies or grab some snacks and staples you forgot to get for your bbq dinner. In the winter months, take in ice curling on the creek or head to the groomed ice pond for a leisurely skate. Since this resort operates year-round, you can utilize the indoor pool/hot tub, games room, gym and limited restaurant hours in the off season. Gleniffer Lake is located just 90 minutes from Calgary and 120 minutes from Edmonton—a quick drive for a weekend getaway. This resort is packed with fun, community spirit and just the right amount of relaxation. Life's better at the lake!