



1077, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2293153

\$439,900



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|------------------|--|---------------|-------------------|
| Division: | Gleniffer Lake | | |
| Type: | Residential/Cabin | | |
| Style: | Park Model | | |
| Size: | 873 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Lake, Level, No Back Lane, No Neighbours B | | |

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|--------------------|--|-------------------|----------|
| Heating: | Forced Air, Propane | Water: | Private |
| Floors: | Ceramic Tile | Sewer: | Other |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 5,195 |
| Basement: | None | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | R-7 |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Track Lighting, Vinyl Windows | | |

Inclusions: King size bed and frame, BBQ, 2 twin bed, propane tank, Bunk House

Welcome to this beautiful rare lakeside home at Gleniffer Lake Golf & Country Club ~ located on a large lot in Phase 1, which is a 3 season Phase. Situated right on the shores of Gleniffer Lake, this property offers stunning lake views, mature trees for privacy and wind protection, and direct access to the water. Built in 2016 with quality 2x6 construction and drywall interior, this well-maintained home offers a bright and spacious layout designed to maximize the views. The open-concept kitchen and living room feature large windows overlooking the lake, filling the home with natural light. The kitchen includes a large center island perfect for entertaining, while the cozy propane fireplace creates a warm and inviting living space. This lake home features 2 bedrooms, 2 bathrooms, and a separate laundry room with stacked washer and dryer, offering comfort and convenience for full-time summer living or a relaxing weekend getaway. Step outside onto the large covered deck with glass railing and new composite decking (2023)—the perfect place to enjoy your morning coffee while taking in the peaceful Gleniffer Lake views. Under the home and deck you will find ample storage space for outdoor gear and lake toys. A finished bunkhouse provides additional sleeping space for guests, making this property ideal for hosting family and friends. A pathway leads directly from the property down to the lake, allowing easy access to all the recreation Gleniffer Lake has to offer, including boating, fishing, and swimming. Included with the property are: fridge, stove, built-in dishwasher, microwave hood fan, stacked washer and dryer, window coverings, propane fireplace, beds and mattresses, BBQ, bunkhouse and beds, ceiling fan, storage shed, propane pig, and two fobs. If you're looking for a lake property at Gleniffer Lake Golf & Country Club with incredible views, extra guest space,

and one of the largest lots in Phase 1, this is a must-see opportunity.