



**GRASSROOTS**  
REALTY GROUP

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**37466 Range Road 263**  
**Rural Red Deer County, Alberta**

**MLS # A2296447**



**\$839,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,485 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Attached, Front Drive, Ga		
<b>Lot Size:</b>	5.61 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping, Landscaped, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-37-26-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Central Vacuum, Chandelier, Closet Organizers, French Door, High Ceilings, Open Floorplan, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, GENERATOR, CHAINLINK PANELS, REMAINING RUBBER MATTING, CHAINLINK PANELS

5.61 ACRES LESS THAN 10 MINUTES EAST OF RED DEER ~ 2 + 1 BEDROOM, 3 + 1 BATH BUNGALOW WITH OVER 2480 SQ. FT. ABOVE GRADE ~ ATTACHED KENNEL ~ HEATED 26' L X 30' W ATTACHED GARAGE W/WORKSHOP & 220V WIRING ~ GATED RV PARKING ~ Presently a 1 person smoking residence. Recent updates - Shingles & hot water tank (2023), flooring, interior & exterior paint, tile backsplash, new well pump (2025) ~ A well cared for custom designed original owner home ~ A Multi Dog Owners Dream ~ Open concept layout is complemented by vaulted ceilings with dormer windows that create a feeling of spaciousness ~ The living room features a rock faced fireplace, large windows offer stunning country views, & dual patio door access to the covered deck and backyard ~ The dining room hosts more large windows + patio door access ~ The kitchen offers a functional layout with plenty of light stained oak cabinets, full subway tile backsplash, ample counter space, & a bright window above the sink that overlooks the front yard ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, offers a walk in closet, 3 piece ensuite & French doors into a dog care area/additional closet/flex space ~ Second bedroom is also a generous size with a 3 piece ensuite ~ The Office Area/Third bedroom is located across from the main bathroom, overlooks the exterior kennel area + has an adjoining room, presently a Hobby Craft/Sewing room, but would make another excellent walk in closet ~ Currently set up for the dog owner/breeder of show dogs, this home offers a large dog food-prep cabinet w/ pull out drawers, cupboards & sink , + multiple access doors to the kennel areas ~ Adjacent is an additional storage room w/ built in shelving ~ The Attached Kennel is currently set up with 4 indoor/outdoor chainlink dog runs, with

room & panels for setting up 7 runs, forced air, underfloor heat, A/C, waterproof flooring, floor drain, vinyl siding on the walls for easy cleaning and maintenance and multiple door access to the the outdoor kennel area & large fully fenced dog yard ~ Outdoor kennel can be fully enclosed with two overhead electric doors which provides full protection from the weather elements year around, + easy access to the home and fully fenced yard areas ~ Adjoining the interior kennel is a Large Storage Room w/ vacuum outlet, H/C water outlet, and door access to the north facing fenced, gated RV parking area ~ The mud room has access to the attached garage & conveniently located laundry room ~ 26' L x 30' W heated attached garage, insulated, drywalled, 220V wiring, cabinets, work benches, sink + door access to the gated RV parking area ~ The basement (+ rock crawl space under the kennel) is currently unfinished, offers tons of storage space, a cold room + vacuum outlet ~ Endless stunning west facing views & tons of space with large chainlink fenced areas, 2 exterior H/C water taps, multiple doors to the house, kennel & garage, + a storage shed.