



**GRASSROOTS**  
REALTY GROUP

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37301 range road 264  
Rural Red Deer County, Alberta

MLS # A2297068



**\$1,475,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modified Bi-Level		
<b>Size:</b>	2,501 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Ga		
<b>Lot Size:</b>	14.01 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, Landscaped, Level, Many Trees, Pasture, Priva		

<b>Heating:</b>	Central, In Floor, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	21-37-26-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Garage door opener, garage door remote(2)Second Fridge in Pantry

Experience the perfect blend of country living and modern comfort on this stunning 14-acre property—fully renovated, move-in ready, and ideal for families, hobby farming, or an equestrian lifestyle. Enjoy this 2,500 sq ft modified bi-level with treed perimeter, private 12 km driveway, a 5-acre fenced pasture with water and livestock shelter—perfect for horses or hobby farming. The north side features a chicken coop, multiple outbuildings, a 20 x 26 secondary building equipped with power gas and water. Ample space remains for equipment or RV storage. The 36' x 60' Heated shop has 13' ceilings allowing for a Mezzanine area, 220 power and cement floor with a 12' x 20' door for easy access for machinery. Underground power has been run to most outbuildings. The south side showcases a landscaped yard with large garden, secluded fire pit area, with RV hook ups including water, power and sewer and stunning West-facing views. The 5-bedroom, 3-bath home includes an attached heated 24x25 garage with 8 ft doors and 3-season sunroom./gym. Entering the home enjoy a vaulted entrance, functional mudroom, office/craft/rec. room with in-floor heat, and 10x19 covered deck. The open-concept kitchen/living area features quartz countertops, a large island, all-new stainless-steel appliances, and a spacious butler's pantry with counter space, pull-out shelves, fridge/freezer combo, WOW! Upstairs, the primary retreat offers vaulted ceilings, private west-facing deck, luxurious 4-piece ensuite, separate water closet, standalone tub, and walk-in closet with separate washer/dryer. The lower level includes a family room, two additional large bedrooms with egress windows, full bath, large laundry, ample storage, and a cold room for garden harvests. Enjoy a quiet, family-friendly country lifestyle on 14 private acres with room to play, garden,

and explore&mdash;just minutes SE of Red Deer.