



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7055, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2297079



\$1,125,000

Division:	Gleniffer Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,431 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Level, Low Maintenance Landscape, N		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 5,022
Basement:	Full	LLD:	25-35-3-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

This is where everything changes. From rushed weekends and long drives… to slow mornings with coffee in hand, standing on your private balcony as the water stretches out in front of you. Quiet. Still. Yours. No packing. No traffic. No racing to the mountains just to turn around and come back. This is lake life—without the friction. It’s not often a home like this becomes available in Gleniffer Lake Resort—just 90 minutes from Calgary and approximately two hours from Edmonton—where weekends turn into something you actually get to live, not just plan. Positioned on one of the larger lots in Phase 7 and just steps from the shoreline, this home offers over 3,300 sq ft of developed living space with 6 bedrooms, 3.5 bathrooms, and a double attached garage—designed for both connection and comfort. A charming front porch and veranda welcome you in, opening to a grand foyer and a bright, open-concept main floor. Anchored by a gas fireplace, the space flows effortlessly into a beautifully appointed kitchen featuring granite countertops, double wall ovens, a beverage centre, and warm hickory finishes—all framed by expansive lake views that pull the outdoors in. From here, the home opens seamlessly to your covered patio, outdoor dining space, and BBQ area—built for long summer nights, easy hosting, and gatherings that turn into traditions. Upstairs, you’ll find four bedrooms, including a primary suite that feels like its own retreat—complete with a walk-in closet, steam shower, and private balcony overlooking the lake. It’s where mornings start slower, coffee tastes better, and the pace shifts without you even trying. A bonus room adds flexibility, while upper-level laundry keeps everyday living effortless. The fully finished lower level offers two additional bedrooms, a full bathroom, wet bar,

and a rec/games area—perfect for hosting friends, accommodating extended stays, or giving everyone their own space to unwind. Comfort is built in with central air, hot water on demand, and in-floor heating in both the basement and garage. A drive-through garage with golf cart access and additional storage makes moving through the resort feel seamless. Outside, the lifestyle continues. A covered patio with fire table, separate fire pit area, and beautifully executed hardscaping with mature trees create the perfect setting for everything from quiet evenings to full gatherings—with the lake always just steps away. And this is where Gleniffer truly sets itself apart. A private, gated, year-round resort offering marina access, boating, fishing, golf, pools, hot tubs, fitness centre, tennis, pickleball, walking trails, dining, and more. But it’s the community that makes it different. Summer nights filled with events. Kids making lifelong friends. Teen dances. Holiday celebrations like Halloween in the middle of summer. Farmers markets. Spontaneous get-togethers that turn neighbours into something more. It’s the kind of place where people come for the lake… and stay for the lifestyle.