



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

36067, 42 Range Road Range
Rural Red Deer County, Alberta

MLS # A2298854



\$1,550,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,672 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Garage Door Opener, Heated Garage, Triple Garage Attached		
Lot Size:	86.05 Acres		
Lot Feat:	Environmental Reserve, Gentle Sloping, Lake, Landscaped, Many Trees, No		

Heating:	In Floor, Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-36-4-W5
Exterior:	See Remarks	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	none		

If privacy, nature, and outdoor living matter, this exceptional 86-acre sanctuary overlooking Adams Lake offers a rare and peaceful setting. Featuring your own private lake, rolling meadows, and mature forest protected by a conservation easement, this property is rich in wildlife and natural beauty. A paved driveway leads to a custom 2012 walk-out home with 2,672 sq ft of living space. The bright, open design showcases soaring ceilings, a stone fireplace, and expansive bay windows framing stunning lake and Rocky Mountain views. The gourmet kitchen features granite countertops, custom cabinetry, large island, and walk-in pantry, flowing seamlessly to the dining area and wraparound deck. The upper-level primary retreat is a true escape with sitting area, fireplace, dual walk-in closets, and two ensuites, including a spa-inspired bath overlooking the lake. The fully developed walk-out basement offers in-floor heat, wood stove, and wine cellar. Additional features include a triple attached heated garage, solar system tied to the grid, new shingles (March 2026), and a Beand NEW spring of 2026- 36x52ft heated Shop with 12x12ft overhead doors & 220V power. Enjoy year-round recreation with a private dock, skating, kayaking, greenhouse, RV hookups, and nearby access to Glennifer Lake. Conveniently located in the Raven Area, just minutes to Spruce View, Innisfail, and Red Deer—this is luxury country living at its finest.