



**7039, 35468 Range Road 30  
Rural Red Deer County, Alberta**

**MLS # A2300554**



**\$865,000**

<b>Division:</b>	Gleniffer Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,543 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Greenbelt, Irregular Lot, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Private
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 373
<b>Basement:</b>	Full	<b>LLD:</b>	25-35-3-W5
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** All indoor and exterior furniture, kitchen contents, fridge, microwave with hood fan, gas stove, dishwasher, washer, dryer, window coverings, bbq, firepit, garage remote, 2 fobs

Welcome to Lot 7039 in Gleniffer Lake Resort. This property stands out for its lake view, functional layout, and space to comfortably host family and guests. The main floor is open concept with a two-storey fireplace that immediately draws your attention and gives the space a strong focal point. The kitchen is well laid out with stainless steel appliances, good storage, and an island that works for both everyday living and entertaining. Large windows bring in natural light throughout the main living area. The wrap-around back deck is a key feature, elevated to capture the lake view and set up for practical outdoor living. The lower level adds a second living space that works well for movie nights, games, or a separate area for kids and guests. The home offers three bedrooms, one on the main floor and two upstairs, plus a den downstairs for added flexibility. Each level has a full bathroom, making the layout easy for both everyday use and hosting. There is parking for three vehicles on the driveway plus a single garage. As an owner at Gleniffer Lake Resort, you have access to a full range of amenities including golf, boat launch, pools, hot tubs, fitness centre, playgrounds, an on-site restaurant and more. If you are looking for a Gleniffer property with a lake view, a strong layout, and room to use, this one checks the boxes.