



14, 38349 Range Road 270
Rural Red Deer County, Alberta

MLS # A2302592



\$1,399,000

Division:	Hawk Hills		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,536 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Driveway, Garage Door Opener, Gravel Driveway, Heated		
Lot Size:	2.45 Acres		
Lot Feat:	Gentle Sloping, Landscaped, Lawn, Many Trees, Rectangular Lot, Secluded,		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	19-38-26-W4
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms), Stone	Zoning:	R-1
Foundation:	ICF Block	Utilities:	-

Features: Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Gas stove, Hood Fan, Dishwasher B/I, Microwave in island, Shed, Curtain rods, Garage Door Opener and 3 Controls, Microwave & fridge in upstairs bonus room. All Racks/Built-ins, TVS, Wall Mounts (Living room and family room), Dog run, 2 sets of washers and dryers, Water storage containers in mechanical room, 2 Fridges, Central vac and attachments. See attachment "A" for more chattels

Rare Opportunity to Own Your Private Luxury Retreat Minutes from Red Deer! Set on 2.45 beautifully landscaped acres, this exceptional custom-built estate offers the perfect balance of luxury, privacy, and convenience - ideal for executives, professionals working from home, and discerning buyers seeking refined acreage living. Beyond the impressive gated entrance with integrated security and camera system, a picturesque tree-lined driveway welcomes you to over 3,500 sq. ft. of thoughtfully designed living space showcasing soaring vaulted ceilings, knotty pine detail, maple beams, and wide-plank white oak hardwood flooring. The stunning living room features oversized windows with panoramic acreage views and a floor-to-ceiling stone gas fireplace creating a warm yet sophisticated atmosphere. Designed for entertaining, the chef-inspired kitchen is equipped with premium Monogram appliances, commercial-sized fridge, six-burner gas range, leathered granite island, custom cabinetry, walk-in pantry, and spacious dining area opening onto the incredible two-tiered back deck with gas fireplace — the perfect summer gathering space. The luxurious main-floor primary retreat offers a spa-inspired ensuite with steam shower, soaker tub, dual vanities, and separate walk-in closets. A private office, additional bedroom, laundry, mudroom, and 3-piece bath complete the main level. Upstairs features another spacious bedroom with ensuite and window seat, additional office space, second laundry, and an expansive family/media room with vaulted ceilings, wet bar, and 3D entertainment system. The heated oversized triple attached garage offers exceptional space for vehicles, storage, and hobbies, while the impressive 30x62 shop includes a finished office, 100 amp service, gas line, and 14’ overhead door. Additional features include central A/C, upgraded driveway, raised

garden beds, 2 RV sites, insulated outbuilding, and approximately \$250,000 in recent upgrades. Blueprints for future expansion are also available. Located minutes from golf, skiing, and all Red Deer amenities, this extraordinary property offers luxury acreage living with unmatched versatility, privacy, and year-round enjoyment.