



7097, 35468 Range Road 30  
Rural Red Deer County, Alberta

MLS # A2304327



**\$665,000**

<b>Division:</b>	Gleniffer Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	923 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Greenbelt, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 4,970
<b>Basement:</b>	Full	<b>LLD:</b>	25-35-3-W5
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Refrigerator, stove, microwave w hood vent, dishwasher, washer, dryer, central vacuum w attachments

This move-in ready bungalow built in 2011 offers a bright, open-concept layout and functional living spaces in Gleniffer Lake Resort. With four bedrooms and a fully developed lower level, this home is well-suited for full-time living or a recreational retreat with room for family and guests. The main living area features vaulted ceilings and large windows that bring in natural light, connecting the kitchen, dining and living spaces in a way that works well for both everyday living and entertaining. The kitchen serves as the central hub of the home, with a large island, granite countertops, stainless steel appliances, a deep pantry and direct access to the deck. There are two bedrooms on the main floor, including a primary with convenient access to the main bathroom, and two additional bedrooms in the lower level, all with full-size windows. The lower level offers a spacious recreation area with 9’ ceilings, a dedicated laundry space, a second 4-piece bathroom and additional storage. Outdoor living is a standout here, with an elevated front deck that wraps around to a large multi-tiered back deck. The fully fenced yard includes real grass, a wood-burning fire pit and space to relax or entertain. An incomplete outdoor fireplace is in place for future finishing. Recent updates include a new furnace (2026) and stove (2026), along with well-maintained mechanical systems. Located in a quiet area of Gleniffer Lake Resort with easy access to the lake, golf, amenities and trails, this property offers a balanced mix of comfort, functionality and lifestyle.