



GRASSROOTS
REALTY GROUP

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7012, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2304409



\$799,900

Division:	Gleniffer Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,554 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, No Neighbours Behind, On Golf Course, Rectangular Lot		

Heating:	Forced Air	Water:	Private
Floors:	Tile, Vinyl Plank	Sewer:	Engineered Septic
Roof:	Asphalt Shingle	Condo Fee:	\$ 414
Basement:	Full	LLD:	25-35-3-W5
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	R-7
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Pantry Refrigerator, Mini Fridge in Upper Coffee Station, Bidet, Garage Heater, Floating Shelves, TV Mounts, Phantom Screens (front & back).

Gleniffer Lake Resort & Country Club is Alberta's best-kept secret. This beautiful gated LAKE community is rich with amenities and is the perfect place for a summer destination or year-round living. This custom build by Silverstone Home (2025 BILD Central Alberta Small Volume Builder of the Year) outclasses the rest in both design and quality. Inside this air-conditioned space, you'll appreciate the open concept design of the main living area. With windows spanning across the back, the views are breathtaking. The executive kitchen features professional grade appliances including an induction range, full-height cabinetry, quartz countertops and a large central island. A butler pantry includes a wet bar, a full refrigerator, and plenty of storage space. The living room is inviting, featuring a cozy gas fireplace and ample space for entertaining. Off the dining area, a door leads to the full-width deck. Lake life is all about enjoying gorgeous sunsets on your back deck after a full day and there is no better plan than here! Upstairs, the primary suite is private with its own coffee bar, a walk-in closet and a gorgeous ensuite with dual sinks and a tiled shower. A laundry room on this level is a convenient touch. The basement is fully finished with in-floor heat making it very comfortable year-round. A family room, two additional bedrooms and a 4 piece bath complete this level. The oversized double garage is heated and is 23'6" deep, which is perfect for larger vehicles. This is a fully landscaped lot with plenty of parking and full height storage under the deck. Phase 7 of this community is the only phase with natural gas service. Homes backing the golf course are extremely rare in this phase and this lot is extra special in that it offers the most stunning views across hole 6. The proximity to the clubhouse, tennis courts, and playground as well as its lower density (no trailer lots) make

Phase 7 the most desirable phase in the complex. Gleniffer Lake Resort is such a special place. It is very active with events planned by both the social & senior committees throughout the year and more so from May to September. Amenities include a professionally designed 9-hole golf course, a par 3 course (great for kids), a General Store, 2 outdoor pools & 1 updated indoor pool, 2 hot tubs, The Landing Restaurant, a fitness room, games area, a sandy beach that's safe for swimming & a brand new marina with boat slips. Reasonable condo fees of \$415/ month include sewage, water, garbage, recycling, road maintenance, common area landscaping, reserve fund allocations, and management.