



37408 Sand Road
Rural Red Deer County, Alberta

MLS # A2306029



\$1,475,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,605 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	15.54 Acres		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Slate, Tile, Wood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-37-2-W5
Exterior:	Metal Siding , Stone, Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shelving in basement pantry, stand up swimming pool.

Truly a rare opportunity — 15+ acres zoned AG in the heart of Central Alberta, with the entire perimeter page wire fenced. Properties combining acreage, infrastructure, and a fully renovated home simply do not come to market often. Whether you are a hobby farmer, equestrian enthusiast, or simply value space and privacy, this property checks every box. The meticulously renovated bungalow makes the pride of ownership immediately apparent from the moment you step into the mud room and notice the beautiful North African slate floors. The vaulted, south-facing living room floods with natural light over white oak hardwood and features a wood burning fireplace, perfect for Alberta winters, all connecting to the open-concept dining area . Step out from the dining room onto the large south-facing rear deck (redone 2015) with gazebo and enjoy stunning mountain views on clear days. The kitchen is a chef's dream: gleaming black granite countertops, soft-close cabinetry, dual drop sink, integrated dishwasher, and newer appliances including a stove (2023). The main floor also offers two generous sized bedrooms, main floor laundry, and a 3-pc bath with travertine tile and a large soaker tub. The primary bedroom features a private 3-pc ensuite with slate flooring and a fully tiled walk-in shower. The fully finished basement adds a fourth bedroom, gym/den, shelved pantry, home office, beautiful 3-pc travertine bath, and a massive rec room with a second wood-burning fireplace (2022) — cork flooring throughout with tile in the pantry, engineered hardwood in the office and bedroom, and laminate in the gym. The oversized 26x22ft heated garage is accessible from the basement and wired for 220V. Furnace replaced 2016, washer/dryer updated 2018. Outside: a brand new (2025) 36x40 heated shop with 12 ft ceilings and three 10 ft doors, 220V power

(propane heat convertible to natural gas) is sure to put a smile on your face!, the 32x60 heated barn could be an indoor riding arena is connected via breezeway to another 20x40 insulated and heated barn is another standout outbuilding of the property, the 15+ acres is separated into four separately fenced pastures complete the homestead, 4 heated waterers, and 3 large greenhouses in the backyard and are ready for some serious gardening. The updates speak for themselves — New front entryway door and porch (2024) shingles (2023), exterior stonework and stucco paint (2024), metal siding (2017), triple pane main floor windows (2013 & 2016), kitchen (2014), bathrooms (2015), septic alarm (2022). Truly a turn key bungalow operation.