



37311 Range Road 283
Rural Red Deer County, Alberta

MLS # A2322314



\$2,599,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,544 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Asphalt, Double Garage Attached, Driveway, Garage Door Opener, Heated G		
Lot Size:	26.89 Acres		
Lot Feat:	Front Yard, Landscaped, Paved, Private, Rolling Slope, Waterfront		

Heating:	Forced Air	Water:	Private, Well
Floors:	Carpet, Hardwood, Slate, Tile	Sewer:	Holding Tank, Private Sewer, Septic Field, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-37-28-W4
Exterior:	Log	Zoning:	AG
Foundation:	Other	Utilities:	-
Features:	Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Tankless Hot Water, Walk-In Closet(s), Wood Counters		

Inclusions: NONE

Welcome to a truly extraordinary riverfront estate where timeless craftsmanship, exceptional privacy, and modern luxury come together on 26 breathtaking acres. Just 10 minutes west of Red Deer via Burnt Lake Trail, this remarkable walkout log home offers over 4,300 sq. ft. of beautifully developed living space, five garage stalls, and more than 840 feet of Red Deer River frontage with direct river access. Zoned AG, the property is perfectly suited for horses, hobby farming, or simply enjoying the country lifestyle. From the moment you step inside, you'll be captivated by the soaring great room, where floor-to-ceiling windows frame spectacular river and countryside views. Towering timber beams, black walnut floors, intricate custom woodwork, and an impressive floor-to-ceiling stone fireplace create a warm yet grand living space designed for both everyday comfort and unforgettable entertaining. The heart of the home is the custom chef's kitchen, thoughtfully designed with handcrafted cherry and black walnut cabinetry, granite countertops, stainless steel appliances, a spacious dining area, and an inviting sitting nook beside a cozy gas fireplace. Step outside onto the expansive wraparound deck, where morning coffee, evening sunsets, and gatherings with family and friends become reality. The main-floor primary bedroom is a peaceful sanctuary, featuring vaulted beam ceilings, river views, a generous walk-through closet, and an ensuite complete with a soaker tub and walk-in shower. Upstairs, an open loft sitting area overlooks the great room below, offering the perfect space to relax. Two spacious bedrooms, a full bathroom, and cleverly designed hidden storage complete the upper level. The fully developed walkout basement feels like main floor space, with oversized windows that flood the space with natural light. Designed for versatility, it features an

expansive family and games room anchored by a wood-burning stove, a cozy reading nook, a private office or den, a fourth bedroom, and an additional full bathroom—ideal for guests or extended family. Car enthusiasts, hobbyists, and outdoor enthusiasts will appreciate the heated triple attached garage, recently upgraded with durable epoxy flooring, including one oversized bay with a 10-foot RV door. An additional heated detached double garage/shop with 220-volt power, extensive paved parking, and ample space for a future shop provide exceptional flexibility for every lifestyle. Over the years, both the interior and exterior of this exceptional log home have been extensively renovated, blending the enduring character of handcrafted log construction with the comfort and convenience of modern living. Properties of this calibre, combining premium river frontage, turnkey luxury, expansive acreage, and close proximity to the city, are exceptionally rare.