



GRASSROOTS
REALTY GROUP

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38323 Range Road 282
Rural Red Deer County, Alberta

MLS # A2332868



\$2,950,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,479 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Heated Garage, Insulated, Parking Pad, Single Gar		
Lot Size:	75.13 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Level, Many Trees, P		

Heating: In Floor, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, High Ceilings, No Smoking Home, Wood Windows

Water: Dugout, Other, Well

Sewer: Pump, Septic Field, Septic Tank

Condo Fee: -

LLD: 23-38-28-W4

Zoning: AG

Utilities: Electricity, Natural Gas, Phone

Inclusions: n/a

Welcome to this impressive 3,479 sq. ft. executive home situated on 75.13 acres within the Burnt Lake Structure Plan, approximately 3 km west of Red Deer. The property offers half a mile of Highway 11 frontage, convenient access to Highways 11, expansive views, 53 cultivated acres, approximately 17 acres of pasture, and a five-acre homesite with mature trees, shrubs, fruit trees, sheds, a 40' x 40' horse barn with skylights, a 20' x 22' detached garage, and a pole barn/hay shed. The thoughtfully designed two-storey home features four upper-level bedrooms, including a spacious primary suite with a five-piece ensuite, Jacuzzi tub, and large walk-in closet. Three bedrooms include built-in desks and closet organizers. The upper level also offers a four-piece bathroom, large bonus room, ample storage, and a convenient laundry, sewing, and craft area. The main floor includes formal living and dining rooms, an office, family room, three-piece bathroom, and a well-appointed kitchen with abundant cabinetry, granite countertops, appliances, and flooring updated in 2024. The basement provides a family room, kitchenette, bedroom, flex room, three-piece bathroom, storage, and utility room. An attached 28' x 27' garage completes this spacious and versatile property.