



GRASSROOTS
REALTY GROUP

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35415 Range Road 275
Rural Red Deer County, Alberta

MLS # A2337432



\$1,144,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,225 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Double Garage Detached, Garage		
Lot Size:	2.79 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Many Trees, Treed		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	29-35-27-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Slab	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Finally, your stunning forever home awaits — offering panoramic views and more storage and shop space than you’ll know what to do with. Immerse yourself in this 2,225 sq ft, 2016-built home featuring 4 bedrooms and 2.5 bathrooms. It already checks off so many boxes. Entering the home, you’re greeted by gleaming quartz countertops that elevate the open-concept kitchen and living space. The kitchen boasts wrap-around pristine white cabinetry and an eat-up island. Awaken your inner chef with a gas stove and ample counter space (hookups for an electric stove are located behind the gas stove). Stroll into the attached living and dining area, perfectly designed to host friends and family for years to come. A half bathroom off the main living space is an added bonus on this level. Glide upstairs to your personal retreats. The upper floor features four great-sized bedrooms, a 5-piece bathroom, and a convenient laundry room — making this space perfection. The vast primary bedroom includes a 4-piece ensuite and a wonderful walk-in closet. Airy color tones and neutral palettes allow your imagination to run wild in this beautiful home. Wall-to-wall vinyl flooring provides easy cleaning and a low-allergy environment. Additional comforts include in-floor heat and A/C. Just off the main foyer, you’ll find a 23'10" x 28'10" in-floor heated attached garage. This leads directly into the massive attached, in-floor heated shop measuring 48'8" x 39'2". This incredible space showcases luxury with high ceilings, an oversized radiant heater, exhaust fan, 220-volt service, a separate hookup and panel for a backup generator, plus a 31'5" x 12'10" mezzanine. If you can tear yourself away from the shop, you’ll find another fully finished 23'3" x 23'3" detached garage. Beside that sits a 30' x 40' barn with water and electricity — ready for whatever your

future acreage plans may include. Walking around this property is a breath of fresh air. Listen to the leaves rustle in the trees while you fish or simply enjoy gazing at your very own aerated trout pond (currently stocked with rainbow trout and a few goldfish for peaceful viewing). Cherish evenings beneath the front attached covered patio or under the stars at your gazebo-style fire pit area. No stone has been left unturned with this property. It's move-in ready, zoned agriculture, close to Innisfail but not too close, and has just about everything you could ask for.