



GRASSROOTS
REALTY GROUP

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36562 Range Road 284
Rural Red Deer County, Alberta

MLS # A2339085



\$899,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,477 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Double Garage Attached, Oversized, RV Access/Parking		
Lot Size:	2.00 Acres		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Gazebo, Landscaped		

Heating:	Baseboard, Boiler, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Holding Tank, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-36-28-W4
Exterior:	Stucco	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, CHEST FREEZER, WINDOW COVERINGS, WASHER, DRYER, SECURITY EQUIPMENT, SAFE IN PRIMARY CLOSET, GREENHOUSE KIT IN SHOP

FULLY DEVELOPED 5 BEDROOM, 4 BATHROOM ONE & A HALF STOREY HOME ~ LOCATED ON 2 ACRES JUST MINUTES FROM PENHOLD & RED DEER ~ ATTACHED GARAGE & HEATED SHOP W/MEZZANINE AND WORKSHOP ~ Recent updates and improvements include: New water softener system and additional water filtration setup (2025), radon mitigation system (2025/2026), boiler serviced with new blower motor (2024), new roof, eaves and gutter guards (2022), appliances, (2022), fresh interior paint on the main and upper floors, new carpet in the main floor living room (2026), 240V EV charging plug wired in the shop ~ The home underwent a substantial addition and renovation in 2017, with further improvements at that time including windows, hot water tank and a high-efficiency boiler ~ Paved driveway welcomes you to this well cared for home ~ Open concept main living space with soaring vaulted ceilings, open beams, hardwood flooring and floor-to-ceiling south-facing windows that fill the space with natural light ~ The kitchen is well equipped with two-toned custom cabinetry, extra-large drawers, built-in wall pantry, extensive stone counter space, large island with eating bar, upgraded stainless steel appliances, window above the sink and convenient access to the attached garage ~ Easily host large gatherings in the massive dining room with room for a large table and chairs, cozy fireplace and beautiful south-facing views ~ The living room has high ceilings with recessed lighting, fireplace with raised hearth and tile surround, abundant windows and sliding patio door access to the covered deck and yard ~ Huge deck with unobstructed views has a BBQ gas line ~ 2 main floor bedrooms are both spacious with good closet space and are conveniently located near the 4 piece main

bathroom ~ Open staircase overlooks the main floor and leads to the upper level with two generous sized primary bedrooms, each with vaulted ceilings, open beams, large walk-in closets with built-in organizers and private ensuites with dual sinks and walk-in showers ~ Fully finished basement provides additional living space ~ Large family room has room for a sitting area and games tables, plus built-in shelving and drawers ~ Versatile flex space just off the family room has a climbing wall and window (currently used as a home gym) ~ 5th bedroom, 4 piece bathroom, laundry and extensive storage complete the lower level ~ Double attached garage is insulated, finished with painted drywall and includes built-in benches and lockers ~ Massive heated shop has tons of space for parking, a workbench, office/flex space, and a large mezzanine above ~ This beautiful 2-acre property is landscaped with mature trees, shrubs and perennials, includes a gazebo, fenced garden, fire pit area, playhouse and expansive yard space ~ Located just off Highway 592 with easy access to Penhold and Red Deer, close to the river valley and a day use area ~ PRIDE OF OWNERSHIP IS EVIDENT!