



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

35464 Range Road 270
Rural Red Deer County, Alberta

MLS # A2342410



\$739,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,299 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	3.74 Acres		
Lot Feat:	Many Trees, Private		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Linoleum, Tile	Sewer:	Mound Septic, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	AG
Foundation:	Wood	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, Vinyl Windows		

Inclusions: .

Welcome to a truly special property where quality craftsmanship meets country comfort. Nestled on 3.74 serene acres, this 1,300 sq. ft. bungalow (built in 2003) offers the perfect blend of open-concept living, thoughtful design, and the kind of outdoor space families dream about. Step inside to a custom kitchen built for gathering, cooking, and making memories. The main living area features a recessed ceiling that adds character and warmth, while the layout flows naturally from room to room — ideal for raising kids, hosting friends, or simply enjoying quiet evenings at home. With four bedrooms and three bathrooms, there’s room for everyone. The basement is a standout: a cozy bar area, a dedicated storage room, and plenty of space to unwind or entertain. Outside, mature trees wrap the home in privacy and beauty. Enjoy morning coffee on the charming front porch, or relax on the private back deck overlooking your land. This acreage is built for lifestyle and opportunity. You’ll find: An animal barn ready for hobby farming or 4-H projects A massive 48' x 24' dual-sided detached garage — perfect for storage, tinkering, or possibility running a small business Wide-open space for kids to explore, play, and grow This is more than a home — it’s a place to build a life. A place where children can run free, where projects come to life, and where every sunset feels like it’s just for you. If you’re looking for the perfect blend of comfort, craftsmanship, and country living, this acreage delivers it all