



GRASSROOTS
REALTY GROUP

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14, 38349 Range Road 270
Rural Red Deer County, Alberta

MLS # A2342510



\$1,375,000

Division:	Hawk Hills		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,487 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Driveway, Garage Door Opener, Gravel Driveway, Heated		
Lot Size:	2.45 Acres		
Lot Feat:	Gentle Sloping, Landscaped, Lawn, Many Trees, Rectangular Lot, Secluded,		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	19-38-26-W4
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms), Stone	Zoning:	R-1
Foundation:	ICF Block	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: Gas stove, Hood fan, Dishwasher built-in, Microwave built-in, Kitchen fridge/freezer, Shed, Curtain rods, Garage door opener with 3 controls, Microwave and wine fridge in upstairs bonus area, All racks/built-ins, TV's plus wall mounts (living room and family room), Dog run fence, 2 sets of washers and dryers, Water storage containers in mechanical room, Deep freeze in garage, fridge in garage, Central vac and all attachments.

THIS is acreage living without giving up convenience. Tucked into the sought-after Hawk Hills area just minutes from Red Deer, this impressive custom property delivers 2.45 private, beautifully treed acres, over 3,500 sq. ft. of distinctive living space, an oversized heated triple garage and a substantial 30' x 62' shop — all complemented by approximately \$250,000 in recent upgrades. From the gated entrance and tree-lined drive, the property immediately feels private and established. Inside, soaring vaulted ceilings, knotty pine detailing, rich maple beams and wide-plank white oak hardwood create a home that feels warm, substantial and anything but ordinary. At the heart of it all is the dramatic great room, where expansive windows frame the acreage and a floor-to-ceiling stone gas fireplace anchors the space. The kitchen was made for gathering, with premium Monogram appliances, a commercial-sized refrigerator, six-burner gas range, custom cabinetry, granite countertops, an oversized leathered-granite island and walk-in pantry. Multiple dining spaces flow naturally into the outdoor living area, where a two-tiered DuraDeck with a covered stone gas fireplace extends the entertaining season well beyond summer. The main-floor primary suite is a true retreat with separate walk-in closets and a spa-inspired ensuite featuring dual vanities, a soaker tub and oversized tiled steam shower. A second bedroom, private office, 3-piece bath, laundry and mudroom complete the main level. Upstairs adds incredible flexibility with another spacious bedroom and ensuite, office nook, second laundry and a large vaulted family/media room with wet bar — ideal for guests, teenagers, movie nights or simply having room to spread out. And then there's the space outside the home. The oversized 40' x 32' heated triple garage

offers in-floor heat and hot and cold water, while the impressive 30' x 62' shop features a 14' overhead door, finished office, 100-amp service and gas line, with room for large vehicles, an RV, hobbies or business use. Two RV pads, raised garden beds, an insulated outbuilding, concrete firepit area and beautifully landscaped grounds add even more versatility. Private acreage living often means sacrificing proximity to the city — not here. Golf, skiing, recreation and every Red Deer amenity are only minutes away. Thoughtfully designed, extensively upgraded and exceptionally versatile, this is the kind of property that gives you the space of an acreage, the finish of a luxury home and the convenience of being close to everything.