



GRASSROOTS
REALTY GROUP

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6, 37470 Range Road 265
Rural Red Deer County, Alberta

MLS # A2343087



\$1,200,000

Division:	Country Lane Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,833 sq.ft.	Age:	2005 (21 yrs old)
Beds:	6	Baths:	4
Garage:	Additional Parking, Heated Garage, Insulated, Paved, Quad or More Detached		
Lot Size:	2.02 Acres		
Lot Feat:	Garden, Gazebo, Landscaped, Many Trees, Views		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: Private

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Septic System

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 30-37-26-W4

Exterior: Stucco, Wood Frame

Zoning: R-1

Foundation: Poured Concrete

Utilities: -

Features: Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Have you been looking and waiting for the perfect acreage to hit the market? A sweeping staircase, a beautifully private landscaped setting and a large 32' x 66' shop with double overhead doors, all set the tone for this original-owner acreage in Country Lane Estates. Custom built by Bowood Homes in 2005 and just five minutes southeast of Red Deer on pavement, the home offers 2,833 sq. ft. above grade, five bedrooms, four bathrooms and the kind of space that makes country living feel effortless. Will you be able to find the secret passage? The tiled foyer that greets you the moment you open the front door opens to a living room rich with maple hardwood and a stone-faced gas fireplace along with vaulted ceilings. Designed for both quiet evenings and a house full of guests, the main floor flows into a generous dining area and a chef's kitchen with granite countertops, antique-finished cabinets, a gas range, stainless steel appliances and two pantries. Fridge, stove, washer and dryer are less than 2 years old. An executive office with built-in shelving finish off the main area. Spacious main floor laundry room, mudroom by entrance from triple car garage, and three-piece bathroom complete this level. Upstairs, a second family room overlooking the main area, offers another place to gather or unwind. Three bedrooms, (with a private space adjoining the two bedrooms, plus a spacious primary retreat with an oversized walk-in closet and huge ensuite featuring a soaker tub and tiled shower. Built-in window seats add character to the additional bedrooms. The fully finished lower level extends the living space with two more bedrooms, a three-piece bathroom and a large games and recreation area with a wet bar. Outside, the 2.02-acre property has been thoughtfully maintained, from its manicured grounds, trees and paved driveway (2023), to the screened-in

deck with a gas line, gazebo and fire pit. The heated triple attached garage provides everyday convenience, while the 32' × 66' shop with two overhead doors offers exceptional room for vehicles, equipment and hobbies. Triple-pane windows, Hunter Douglas blinds, central air conditioning, in-floor heating, indoor and outdoor surround sound, an RO unit and softener system, and two water wells round out this impressive property. Beautifully cared for by its original owners, this is an acreage with room to live, gather and pursue what you love—only minutes from Red Deer. True pride of ownership show throughout this amazing property which can now be yours.