



GRASSROOTS
REALTY GROUP

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101, 39224 Range Road 274
Rural Red Deer County, Alberta

MLS # A2345399



\$925,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,694 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.39 Acres		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating: In Floor, Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Bar, Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Jetted Tub, Open Floorplan, Pantry

Water: Well

Sewer: Septic Tank

Condo Fee: -

LLD: 17-39-27-W4

Zoning: R-1

Utilities: -

Inclusions: Hot tub (as is), 1 Shed, 1 Horse Shelter & 1 Combo Shelter (Hay Shed, Tack Room & Horse Shelter).

Welcome to your own private acreage retreat, ideally located just minutes from Red Deer! Situated on 3.39 beautifully treed acres, this impressive property offers a spacious almost 1700 sq. ft. walkout bungalow, plenty of room for animals, and a fantastic layout designed for entertaining and everyday family living. A long driveway welcomes you into the property, creating a wonderful sense of privacy surrounded by mature trees. Inside, the main floor features a bright and spacious open-concept kitchen, dining, and living area—the perfect gathering place for hosting family dinners, entertaining friends, or simply enjoying time together. Just off the front entrance is a large office that could easily serve as an additional bedroom if needed. Tucked away from the main living area is the private primary suite, complete with a walk-in closet and spacious ensuite featuring a soaker tub, separate shower, and private toilet area. The main floor also offers a full laundry room with sink, along with a convenient back entrance from the garage featuring plenty of storage for coats, boots, and all your outdoor gear. The fully developed walkout basement provides even more room to enjoy, with two additional bedrooms, a full bathroom, large family room, bar area, generous storage room, and separate cold storage. The heated attached garage offers the added convenience of direct access to both the main and lower levels of the home. Outside is where this acreage really shines! Already set up with animals in mind, the property features a horse shelter as well as a combination structure offering a hay shed, tack room, and additional shelter space. There is also a round pen with an exceptionally sturdy fence. With 3.39 acres, there is plenty of room to enjoy the outdoors while still being just a short drive from Red Deer. Spend summer evenings relaxing on the large deck, enjoy the

peaceful fish pond, or simply take in the privacy and space that acreage living provides. An RO system provides clean drinking water, and there is so much more here to appreciate.