



GRASSROOTS
REALTY GROUP

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7062, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2349724



\$719,900

Division:	Gleniffer Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,475 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Greenbelt, Interior Lot, Low Maintenance Landscaping		

Heating:	Fireplace(s), Forced Air	Water:	Private
Floors:	Carpet, Ceramic Tile	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 414
Basement:	Full	LLD:	25-35-3-W5
Exterior:	Stucco	Zoning:	R-7
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan

Inclusions: Infrared sauna, all window coverings

Custom built by G & R Builders, this beautifully finished home at Gleniffer Lake Resort combines quality craftsmanship with a layout designed for both everyday living and weekends filled with family and friends. Step inside to a bright, impressive living and dining space where soaring windows, rich hardwood finishes and a gas fireplace create an inviting focal point. The kitchen offers granite countertops, custom cabinetry, generous workspace and a raised breakfast bar, while screened garden doors extend the living space onto a wraparound deck made for long summer days at the lake. A main-floor bedroom, full bath and laundry add flexibility, while upstairs you'll find an open loft ideal for a sitting area or home office and a spacious primary retreat with walk-in closet and private ensuite with Jacuzzi tub. Downstairs, the large recreation room provides even more room to gather, along with another bedroom, full bath and an infrared sauna for a relaxing finish to the day. Outside, the low-maintenance yard means more time to enjoy the reason you're here in the first place. Set within Gleniffer Lake Resort & Country Club, this is a four-season lake property where golf, recreation and an active resort community are right outside your door.