

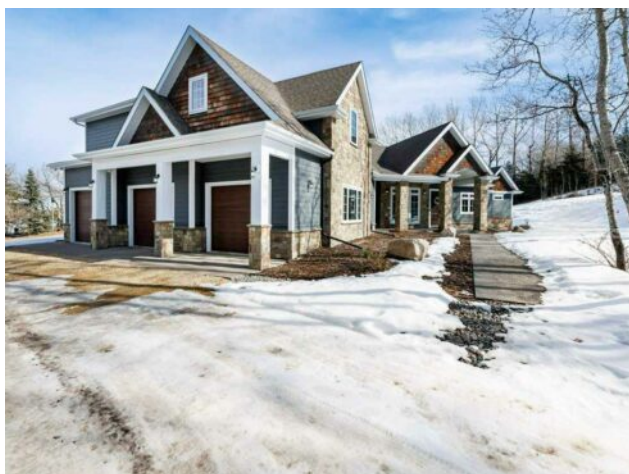


**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

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

**MLS # A2200675**



**\$1,545,000**

<b>Division:</b>	Hawk Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,536 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Driveway, Garage Door Opener, Gravel Driveway, Heated		
<b>Lot Size:</b>	2.45 Acres		
<b>Lot Feat:</b>	Gentle Sloping, Landscaped, Lawn, Many Trees, Rectangular Lot, Secluded,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, See Remarks	<b>LLD:</b>	19-38-26-W4
<b>Exterior:</b>	Composite Siding, ICFs (Insulated Concrete Forms), Stone	<b>Zoning:</b>	R-1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	TV's and wall mounts, 3 garage door controls, Hood Fan, Gas range, All racks/built-ins, Curtains & rods, Microwave (upstairs), Entrance gate W/Security System & Cameras, Reverse Osmosis, Replacement hardwood flooring, Star Link & booster, Radon Mitigation system, Driveway lights, House Security System.		

A Rare Find! Why settle for city living when you can own your own private paradise just minutes from Red Deer? This luxurious 2.45-acre estate offers unparalleled privacy, elegance, and convenience. Enter through the stunning high-end entrance gate, equipped with cameras and an integrated security system for peace of mind. The serene, tree-lined driveway leads you to this custom-built home, showcasing the finest materials and craftsmanship. With 3,536 sq. ft. above grade, the home features multiple vaulted ceilings with knotty pine planks and maple-finished beams. The spacious living room boasts wide plank white oak hardwood flooring, vaulted ceilings, a floor-to-ceiling stone-fronted gas fireplace with built-ins on either side, and large windows offering breathtaking views of the expansive acreage. The adjoining two-tiered back deck includes another gas fireplace for outdoor relaxation and entertaining. Freshly painted throughout and equipped with central air. The chef's kitchen is a dream come true, complete with floor-to-ceiling, soft-close white cream cabinetry, granite countertops, a full tiled backsplash, pot and pan drawers, under-cabinet lighting, high-end Monogram appliances, a 6-burner gas range, a luxurious range hood, and a commercial-sized fridge. The massive island offers leathered granite countertops and a lowered eating bar. The cozy eating area leads to a beautiful back deck, perfect for entertaining. There's also a huge walk-in pantry. The spacious primary bedroom is a true retreat, featuring a spa-like ensuite with a soaker tub, a massive two-unit steam shower, two walk-in closets, and his-and-her vanities. An additional bedroom, a 3-piece bathroom, an office, a laundry room, and a large mudroom complete the main floor. Upstairs, enjoy breathtaking views from the second bedroom, complete with a built-in window seat and a 4-piece

ensuite, as well as an office. The massive family/games room features vaulted ceilings, a wet bar with a microwave and fridge, and a TV with 3D glasses for ultimate entertainment. Plus, a second laundry room makes multi-level living a breeze. For car enthusiasts and hobbyists, the oversized attached triple garage (40x32) offers underfloor heating, hot and cold taps, and ample space. The landscaped yard includes an upgraded driveway, an insulated shed (currently used as a cat/dog house), raised garden beds, two RV hook-ups, and a 30x62 shop featuring a finished office, a 14-foot overhead door, and architectural elements that match the home. The property has been meticulously upgraded over the past couple of years, with approximately \$250,000 in recent renovations (a detailed list can be provided) for added security, comfort, and energy efficiency. If additional space is required, the sellers have blueprints (valued at \$10,000) for the house and shop, which include plans to add additional bedrooms, etc. The property is located close to skiing, golf, and amenities! Don't miss this opportunity to own a dream property!