



GRASSROOTS
REALTY GROUP

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34126 Range Road 2-0
Rural Red Deer County, Alberta

MLS # A2208498



\$3,799,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,667 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 6 | Baths: | 5 |
| Garage: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 153.10 Acres | | |
| Lot Feat: | Cleared, Dog Run Fenced In, Farm, Lawn, Pasture, See Remarks | | |

Heating: In Floor, Forced Air, Natural Gas, Wood Stove

Water: See Remarks, Well

Floors: Hardwood, Linoleum

Sewer: Pump, Septic System, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: 12-34-2-W5

Exterior: Stone, Vinyl Siding

Zoning: AG

Foundation: Poured Concrete

Utilities: -

Features: Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: microwave, washer/dryer (2), fridge(2), gas stove, dishwasher (2), 60 ft round pen, all window coverings, garage door openers and controls, gate opener and controls, central vacuum and all attachments, electric cooktop, 4 sided shelters, all additional shelters

Welcome to this immaculate 153-acre property in Red Deer County, just 12 minutes NW of Olds, less than an hour to Calgary and 30 minutes to Red Deer. The main home is a 1,667 sq ft bungalow with a double heated attached garage. Inside, you'll find three bedrooms on the main floor, including a spacious primary suite with a four-piece ensuite, plus another full bathroom and a well-appointed laundry room with access to the garage. The open-concept kitchen, dining, and living area is bright and inviting, with large windows offering stunning views from every angle. The kitchen features warm wood cabinetry and a large island, while the living room adds a cozy charm with its wood-burning stove. Hunter Douglas blinds are installed throughout for comfort and efficiency. A screened-in sunroom with a patio door and fully opening windows provides a peaceful space to enjoy the views and all four seasons. The finished basement includes another bedroom, a three-piece bathroom, a large rec room and a hobby room. There is in-floor heat in the basement, instant hot water, and a 50-gallon automatic water heater. The home also has A/C. Equestrian or livestock amenities include a professionally built, insulated and heated 80x180 INDOOR RIDING ARENA with humidity control, four forced-air heaters, a 14x14 overhead door and air circulation fans. The arena ground footing was professional done. A roll-up door connects to the 20x120 BARN with in-floor and overhead heat, four soft-cushioned stalls, a wash bay, large tack room with a sink, and built-in saddle racks. A 20x60 lean-to adds more storage and shelter. The arena is monitored by seven professionally installed, Wi-Fi-compatible security cameras. Attached to the arena is a beautiful 1,701 sq ft home with a full wraparound veranda. It offers two bedrooms, including a generous primary suite with a five-piece

ensuite and a massive walk-in closet, plus an office with a window overlooking the arena. The kitchen offers abundant cabinetry and a central island, while the dining area features patio doors and the living room boasts another cozy wood stove. A spacious mudroom/laundry room and ample storage throughout make this home as practical as it is charming. Outbuildings include a partially heated 60x90 SHOP, a heated 30x36 MAIN BARN with two stalls—one convertible to a foaling stall with a camera monitor—and a heated tack room with hot and cold water. The massive 70x43 hay shed holds up to 300 large square bales. Aviation lovers will appreciate the 42x36 airplane hangar with a bi-fold door, a tower and a private runway stretching nearly the full length of the quarter. The land is thoughtfully fenced with all-rail fencing—NO BARBED WIRE—and includes a mix of pasture and paddocks, including introduction pens, automatic waterers, and 2 OUTDOOR RIDING ARENAS. There are also 3 high producing water wells on the property. Approximately 80 acres of cultivated farmland with two dugouts complete this versatile and truly impressive property.