



**37247 Range Road 264  
Rural Red Deer County, Alberta**

**MLS # A2181587**



**\$1,275,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,765 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	Lawn, Garden, Landscaped		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	16-37-26-W4
<b>Exterior:</b>	ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, all blinds and window coverings, Garage door opener and remote(s), TV wall mounts, Bar fridge, Fridge in shop

A declaration to quality, efficiency and security. This substantial property will meet the most discerning home buyer's desires. Custom built in every possible way, it welcomes you with an open concept great room, kitchen, and dining room. The character of the floor to ceiling stone-faced wood fireplace is stunning. The kitchen connoisseur enjoys upgraded cabinets, granite countertops, walk in pantry, high end appliances (including a Wolf commercial quality gas range), a reverse osmosis system and exclusive pasta pot filler. Complimented by 7 bedrooms (4 on main, 3 on lower level), the primary bedroom features a 5 piece ensuite with a stand alone soaker tub and tiled shower. All bedrooms are oversized and include custom closet organizers. Upgraded tile flooring, LED lighting and large windows throughout, and a main floor laundry off garage proves no detail is left behind. Finished basement with 3 rooms to fill and possibility of a wet bar. Covered cedar deck with 2 gas hookups provides full enjoyment of a private yard. 12" ICF construction all the way to the roof, high velocity forced air unit with AC, hydronically heated main floor, basement and garage with 8 heating zones/thermostats and high efficiency boiler system are just a sample of the efficiencies within this home. To complement the stately house, the 40x60 shop is heated by natural gas heater and a wood furnace. Its services are expanded by hot water, sewer and 220 wiring. If that's not enough this shop boasts a large loft rec room with a wet bar. The perfect "man cave" for poker night and entertaining friends. An RV pad is just off the back with water hook up and sani-dump. The acreage has several power posts and is accessed through a powered security gate. This masterpiece is located beside the Willowdale Community Centre with a

playground and ball diamond. Only minutes from Red Deer but a lifetime of contented countryside.