



38277 Range Road 264
Rural Red Deer County, Alberta

MLS # A2185541

\$979,900



Division:	NONE		
Type:	Residential/House		
Style:	5 Level Split, Acreage with Residence		
Size:	2,224 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Front Drive, Garage Door Opener, Garage Faces Front, G		
Lot Size:	2.29 Acres		
Lot Feat:	Brush, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Many Trees, Mea		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	16-38-26-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, Stove, BI-Dishwasher, Microwave, Washer, Dryer, All Window Coverings, 2 Single Garage Doors with Smart Remotes, Weber BBQ, 2 x Central Vacuums With Attachments, Alarm System, Shop Fridge, Shop Air Compressor, 2 x Wine Fridges, Shed

~THIS NEWLY RENOVATED HOME is an absolute masterpiece! Every corner has been thoughtfully redesigned to blend modern elegance with cozy rustic charm. The OPEN CONCEPT layout maximizes space and NATURAL LIGHT creating a welcoming atmosphere. The kitchen is a chef's dream, featuring top-of-the-line appliances (Bespoke smart appliances) gas stove, sleek QUARTZ countertops, and beautiful MAPLE CABINETS with soft close, and a BUTLERS PANTRY with a second sink!! Built in bench seating in the dining room allows abundance of room for family and guests. There is also a wine/coffee station and beverage fridge, expansive cabinetry and counterspace. Double doors off the dining lead to a two tiered patio, with gas hook ups for your BBQ. Soaring VAULTED cedar ceilings on the main floor with stunning floor to ceiling stone surround, gas fireplace in the Living room. More great features are: HIGH END LUXURY VINYL PLANK FLOORING, TRIPLE PANE WINDOWS, NEW ELECTRICAL 220V in garage, PLUMBING, A/C, NEW INSULATION, CABINETRY, FLOORING and LIGHTING! Master bedroom with built in cabinets comfortably fits king size furniture. Patio doors to your private deck, a walk thru spacious closet leads into the 5 piece spa like ensuite with HEATED FLOORS! On this level there is a second spacious bedroom and a four piece bathroom. On the third level there are two more bedrooms, a four piece bathroom, and a full size laundry with sink and abundance of cabinets. On the lower level is a family room with another GAS FIREPLACE and tile surround from floor to ceiling. The third level features a family room/flex room with WET BAR/BEVERAGE CENTRE, mudroom, and a spacious storage room. AN AMAZING HEATED 30x40 GARAGE features a 2 piece bath, EPOXY FLOORS, fridge, shop sink, second central

vacuum, and attached insulated 10x20 workshop. The peace and serenity of these private 2.29 acres also features RV PARKING with POWER AND WATER! Mature trees enclose your OASIS, with a private ravine and NO POSSIBLE FUTURE DEVELOPMENT on the east side. You are approximately 6 minutes to Red Deer, all on pavement. You'll find INCREDIBLE VALUE in this property and endless opportunity inside and out. Gas has been run to ground level for a future outdoor kitchen. Underground water run to south end of property for future gardens or greenhouse! OUTDOOR FIREPIT so you can camp right in your own back yard. A great home for a growing family, move in with peace of mind. Shingles only 5 years old.