



38280 Range Road 35
Rural Red Deer County, Alberta

MLS # A2187505

\$725,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,479 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	13.68 Acres		
Lot Feat:	Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	18-38-3-W5
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: NA

Welcome to this stunning 13.68-acre property featuring a beautifully finished True Line home built in 2009. This spacious residence boasts 1479 sqft, offering 4 bedrooms and 2.5 baths, perfect for families seeking room to grow. The double car attached garage is insulated and equipped with a mounted natural gas heater, providing comfort year-round. Enjoy a functional and spacious kitchen, convenient main floor laundry, and a bright living and dining area enhanced by south-facing windows. Step outside to a generous 42'x10' deck, complete with a gas attachment for your outdoor cooking needs. The fully finished basement features 2 additional bedrooms, a full bath, a rec room with a wet bar, and a cozy theater room, making it ideal for entertaining. With energy-efficient features including an energy-efficient furnace, in-floor heat in the basement, and hot water on demand, this home is both comfortable and economical. Located just 20 minutes southwest of Sylvan Lake, this property offers a perfect blend of country living and modern amenities.