



GRASSROOTS
REALTY GROUP

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39060A Range Road 270
Rural Red Deer County, Alberta

MLS # A2214995



\$898,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,002 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	4.90 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Tile	Sewer:	Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Brick, Stucco	Zoning:	Ag B
Foundation:	None	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s), Wet Bar		

Inclusions: window coverings

Great acreage only 4.7 kms from Clearview Market Square. 4.9 acres with an incredible 4000+ sq. ft. bungalow that is an entertainers dream, with a huge open floor plan & super sized rooms. Featuring energy efficient construction, oak kitchen & vaulted sculptured ceilings. Also a sunken living room with floor to ceiling Tindlestone fireplace, massive front entry, games entertainment area with wet bar. 30' x 48' attached 4 car garage & one shop heated 40' x 48' with 220 volt, 200 amp wiring. This beautifully landscaped property is the perfect home for your business if you are tired of renting a shop or parking space in town. This well maintained home currently has 2 bedrooms but allows for 2 more large bedrooms to be built in the family room area where the pool table currently sits. Lots of pristine water, 20 gal./min. This is a must see! From 67 Street/30 Avenue (Clearview Market Square) go north toward Riverbend Golf Course & past to Rg Rd 270, turn left at end of road.