



**GRASSROOTS**  
REALTY GROUP

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53, 37535 Range Road 265  
Rural Red Deer County, Alberta

MLS # A2218054



**\$859,000**

<b>Division:</b>	Springvale Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split, Acreage with Residence		
<b>Size:</b>	2,596 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Asphalt, Double Garage Attached, Driveway, Garage Door O		
<b>Lot Size:</b>	1.01 Acres		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	32-37-26-W4
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Quartz Counters, Storage, Walk-In Closet(s), Wood Windows		

**Inclusions:** Oversized Washer and Dryer, Security System (no Contract), 4 Out Door Camera's, Garage Door Opener x 2, Garage Door Remotes x 3, Ceiling Fan Remotes x 3, Natural BBQ, Fridge in Garage, Raised Planter Boxes

Experience the allure of mountain views with convenient access to Red Deer, all from the desirable Springvale Heights neighborhood. This stunning acreage not only provides breathtaking panoramas of Red Deer and the Rockies, but it also showcases an architectural foresight with its 9" thick energy-efficient walls and substantial recent renovations. Upon entering the residence, you're greeted by a grand front entrance with soaring ceilings accented by an elegant chandelier. The home features three distinct entrances, enhancing flow and accessibility. The chef's kitchen is a true heart of the home, upgraded with modern stainless appliances including a natural gas stove, pristine granite countertops, redesigned cabinetry, stylish backsplash, and refined crown molding. Adjacent to the kitchen is a designated dining area and a formal living room, both adorned with upgraded flooring. For comfort and relaxation, the family room comes complete with a cozy wood-burning fireplace and leads into a multi-functional room which houses additional storage, a revamped laundry area, a bathroom, and direct access to the attached garage. The main floor also boasts a luxurious primary bedroom featuring a custom marble-countered bathroom, a jacuzzi tub, and a spacious walk-in closet. Upstairs, a second primary bedroom offers private patio doors to a balcony—ideal for enjoying majestic sunsets and local fireworks—with extensive closet space and an exquisite ensuite, including a quartz double-sink vanity and a subway-tiled shower/tub combo. Additionally, two more bedrooms and a full bathroom complete the upper level. The lower level of the home is perfectly designed for entertainment, whether it's movie nights, a teenage retreat, or a games room. This area also features a substantial mechanical/storage room with two brand new furnaces and a hot water

tank. The attached garage, with its radiant heating, 14 ft high ceilings, new 10x10 overhead doors, and 220V wiring, compliments the home's amazing features. Outdoor living is enhanced with two large, updated west-facing decks, expansive landscaping, fruit trees, and a fully fenced yard suitable for both pets and children, loads of room for campers, trailers, toys and parking - providing a safe and serene environment. This fantastic property, located approximately 3 miles from Red Deer, combines the tranquility of rural life with the convenience of city amenities (including food and grocery deliveries) with pavement to the door. Springvale Heights enhances community living with a playground, ball diamonds, and school bus services right at your doorstep. This home is not just a residence, it's a lifestyle waiting to be embraced.