



**GRASSROOTS**  
REALTY GROUP

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**37533 Range Road 241**  
**Rural Red Deer County, Alberta**

**MLS # A2226513**



**\$799,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,858 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached		
<b>Lot Size:</b>	29.65 Acres		
<b>Lot Feat:</b>	Pasture, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	36-37-24-W4
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Tankless Hot Water, Vinyl Windows, Wood Windows		

**Inclusions:** Greenhouse, Shed, Horse Shelterx2,

Welcome to this stylish 2 storey home located on a gorgeous acreage setting. Main floor is living room, kitchen and dining room with a 2 piece bath and entry into the attached garage. Upstairs brings us the primary bedroom along with 3 more bedrooms as well as a 3 piece bath, and a storage room. The basement is not finished but includes laundry, a cold room, utility room and lots of storage. Over 1800 sq ft above grade. The 38' x 38' shop with 2 drive in doors, has underfloor heat roughed in, very modern looking built with tin exterior to last a lifetime. The barn / quonset is roughly 38 x 100 with 14' x 14' box stalls up front for horse pens and lots of storage in the back where they store hay bales for feed. Horse shelters, auto waterers for the animals and a 12 x 12 shed is included with out buildings. The water well is 12 years old, has a septic tank and pump out system. Upgrades are house shingled in 2023, furnace is only 10 years old, recent tankless hot water installed, and water softener. Many newer vinyl windows. A total of 29.65 acres with lots of room to pasture cattle or horses and a large home that shows well. Less than 1 km off of pavement and only 20 minutes to the edge of Red Deer. Come escape to the country, bring your horses and have hours of riding time on your own property.