



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

38228 Range Road 230
Rural Red Deer County, Alberta

MLS # A2226533



\$815,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,470 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	14.33 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Lawn, Pasture, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	AG
Foundation:	ICF Block	Utilities:	Natural Gas Connected
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Sheds, Chicken Coop,

If you've been dreaming of wide-open space, self-sufficiency, and peaceful country living, this stunning acreage is the perfect place to make it happen. Welcome to your homesteader's dream: a beautifully crafted former show home, custom-built in 2019, set on over 14 acres of grassland and trees with everything you need to live more independently and comfortably. This 5-bedroom, 3-bath home sits on a solid ICF foundation and offers over 2,600 sq ft of total living space. As you enter through the bright and open foyer, you can go up to the main level or down to the fully finished basement. The main floor features an open-concept living room, kitchen with island, and dining area with doors leading to an east-facing large deck—perfect for enjoying your morning coffee as the sun rises over your land. The primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a 4-piece bath, and a convenient main floor laundry area complete the upper level. Downstairs, you'll find two oversized bedrooms (each with walk-in closets), a third full bathroom, a massive family/rec room, tons of storage, and a utility room—ideal for growing families or multi-generational living. Outside is where this property truly shines: Over 14 acres with a mix of pasture, trees, and hay land (8—10 acres currently seeded to hay) A chicken coop for fresh eggs right from your backyard A 24' x 24' garage/shop for projects and storage A massive 36' x 80' tarp shop for equipment, shelter, or livestock A good water well and a reliable septic system (tank and field) Whether you're starting a hobby farm, looking to raise animals, grow your own food, or just enjoy the space and serenity of rural life, this property offers the foundation to build the self-reliant lifestyle you've been

craving. Don't miss this rare opportunity to own a piece of prairie freedom—move-in ready and waiting for your homestead vision.