



**GRASSROOTS**  
REALTY GROUP

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

8, 38349 Range Road 270  
Rural Red Deer County, Alberta

MLS # A2230428

**\$729,900**



<b>Division:</b>	Hawk Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,351 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	1.86 Acres		
<b>Lot Feat:</b>	Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	19-38-26-W4
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

<b>Inclusions:</b>	na
--------------------	----

Located in the desirable subdivision of Hawk Hills, where peaceful country living meets unbeatable convenience—just minutes from Red Deer! Situated on 1.86 beautifully landscaped acres, this 5 bedroom, 2 bathroom bungalow offers space, character, and thoughtful design throughout. You’ll fall in love with the mature trees and unique features that set this property apart: a wall of lavender bushes, raspberry and strawberry patches, and a large garden area perfect for growing your own produce. There are fenced sections for dogs, and even a whimsical mock grain elevator used as a wood shed. Meandering walking paths are cut throughout the yard, with one charming trail lit by string lights for evening enjoyment. Take in the stunning west-facing views toward the city from your home, & includes a oversized detached garage—ideal for storage, projects, or extra vehicles. Hawk Hills is known for its privacy, space, and rural charm while offering quick access to Highway 11 and nearby amenities like the popular Red Barn restaurant.