



GRASSROOTS
REALTY GROUP

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

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

MLS # A2230428



\$689,900

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

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

Inclusions: 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.