



**GRASSROOTS**  
REALTY GROUP

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**36075 Range Road 281**  
**Rural Red Deer County, Alberta**

**MLS # A2233304**



**\$1,695,500**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,038 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Concrete Driveway, Gravel Driveway, Heated		
<b>Lot Size:</b>	55.58 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Near Town:</b>	Innisfail
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	1-36-28-W4
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Major Use:</b>	See Remarks		

Your Dream Acreage Awaits &ndash; A Truly One-of-a-Kind Estate Property on 55.58 Acres. Perched atop picturesque Antler Hill with over 1 km of Highway 2 frontage, this custom-built executive acreage offers a rare combination of privacy, luxury, & convenience&mdash;located less than 10 minutes to both Innisfail and Red Deer. As you arrive at the gated entrance, you&rsquo;re welcomed by a stunningly manicured landscape with over 250 mature trees & expansive lawns that create an estate-like presence. The security gate can be automated & feature surveillance system, while the wrap-around deck, walkout basement, & unobstructed panoramic valley views highlight the home&rsquo;s breathtaking setting. Step inside to a grand foyer adorned with custom tile work, leading into an open-concept great room that is flooded with natural light from oversized windows showcasing views of your private sanctuary. Rich hardwood flooring, crown mouldings, textured ceilings, & in-wall speaker systems reflect the meticulous craftsmanship throughout. The chef&rsquo;s kitchen is a showpiece, featuring elegant two-toned cabinetry, granite countertops, a massive walk-in pantry, central island with raised eating bar, & premium appliances that blend modern performance with vintage charm. A cozy breakfast nook & formal dining area offer the perfect spaces for both everyday living and entertaining. The living room is anchored by a beautiful three-sided fireplace & stunning bay windows. The primary suite is a luxurious retreat, complete with its own fireplace, direct access to the deck, & a spa-inspired 5-piece ensuite with heated tile flooring, steam shower, freestanding clawfoot tub, dual vanities, & a spectacular walk-in closet. The main floor also includes a spacious mudroom, 2-piece powder room, & dedicated laundry room for added convenience. Downstairs, the walkout

basement features 9-foot ceilings, a large family/games room with wood-burning fireplace, three additional bedrooms, a full 4-piece bathroom, & a private den—ideal for a home office or gym. Efficiency is top of mind with in-floor heating in both the basement & the oversized triple attached garage, high-efficiency furnaces, dual hot water tanks, central air conditioning, central vacuum, & an ICF foundation with triple-pane windows. For hobbyists or professionals, the 45' x 70' heated shop is a dream. Complete with a 16' x 16' overhead door, 18' ceilings, 100 AMP service, RV hookups, mezzanine, washroom, & in-floor heat, this space was thoughtfully designed for functionality & can accommodate future living quarters. The land is immaculately maintained with frequent visits from wildlife, offering a serene connection to nature without sacrificing proximity to urban centers. Major exterior upgrades completed in 2022 include new roofing, siding, & garage doors, ensuring this home is turn-key & built to last. This luxurious estate property is an exceptional opportunity to own a piece of paradise in Central Alberta—offering lifestyle, location, and legacy all in one.