



GRASSROOTS
REALTY GROUP

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2031, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2237687



\$319,900

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	543 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Beh		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Carpet, Laminate	Sewer:	Private Sewer, Shared Septic
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,306
Basement:	None	LLD:	25-35-3-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-7
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Gas Stove, Microwave Built-In, Fridge, Stacking Washer/Dryer, Window Coverings, Shed, Golf Cart with Charger, Propane Pig, Hot Tub, BBQ, Deck Furniture with Cushions, Deck Box, Table with 4 Chairs, Couch, Coffee Table, End Tables, Bunk Bed, Queen Bed with Mattress, 2 Stools, Living Room Chair, TV and Stand, , Handicap Lift, 2-Remotes for Deck Awning, and (2)Fobs.

Great Location Backing onto the 5th Fairway. The Spacious Deck with a Hot Tub, High Quality Deck Furniture, and BBQ that are all included with your purchase. The Deck is finished with Maintenance Free Decking and Features an Automated Louvered Deck Canopy, Classy Glass Railing, and Fully Adjustable Privacy/Sun Shades. A lift has even been installed for anyone that may have mobility problems. You will love the Living with Bank of Windows that look out onto the Beautifully Manicured Golf Course. Plus there is a Cozy Electric Fireplace with a TV Mounted over it. The Surprisingly Spacious Kitchen has Stainless Steel Appliance's, Back Splash, Eating Area plus a sit up Breakfast. There are 2 Bedrooms including a Master Bedroom that has a Built In Closet with storage, plus it's own 2 Piece Ensuite. There is even a Stacking Washer and Dryer, plus another Full 4 Piece Bathroom. The Concrete Parking Pad is Large Enough for 2 vehicles plus a Golf Cart which is also included in the price. The Storage shed provides plenty of Extra Storage Space and the Charger for the Golf Cart has been wired in for the convenience of charging the Cart. This Amazing Gated Community has so amenities and activities including; Golf, Tennis, Pickle Ball, Swimming, Fishing, Boating, Numerous Social Events, and Skating in the winter. Enjoy The Landing Restaurant for good food and amazing views of the lake on the patio. There is even a General Store. This amazing Cottage is ready for you to move in, absolutely everything is there to enjoy you weekend getaway.