



GRASSROOTS
REALTY GROUP

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37466 Range Road 263
Rural Red Deer County, Alberta

MLS # A2240495



\$849,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,485 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Attached, Front Drive, Ga		
Lot Size:	5.61 Acres		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Views		

Heating: In Floor, Forced Air, Natural Gas, Wood

Water: Well

Floors: Carpet, Vinyl Plank

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished

LLD: 28-37-26-W4

Exterior: Vinyl Siding, Wood Frame

Zoning: AG

Foundation: Poured Concrete

Utilities: Electricity Connected, Natural Gas Connected

Features: Central Vacuum, Chandelier, Closet Organizers, French Door, High Ceilings, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, GENERATOR, CHAINLINK PANELS, RUBBER MATTING (REMAINING)

5.61 ACRES LESS THAN 10 MINUTES EAST OF RED DEER ~ 2 + 1 BEDROOM, 3 + 1 BATH BUNGALOW WITH OVER 2480 SQ. FT. ABOVE GRADE ~ HEATED 26' L X 30' W ATTACHED GARAGE W/WORKSHOP & 220V WIRING ~ GATED RV PARKING ~ Recent updates include; Hot water tank, shingles (2023), kitchen hardware (2024), flooring, interior & exterior paint, kitchen faucet, tile backsplash, new well pump (2025) ~ A well cared for custom designed original owner home ~ A dog owners Dream ~ Open concept layout is complemented by soaring vaulted ceilings with dormer windows that create a feeling of spaciousness ~ The living room features a rock faced fireplace, floor to ceiling windows offering stunning country views, and patio door access to the covered deck and backyard ~ The dining room hosts more floor to ceiling windows + patio door access to the deck ~ The kitchen offers a functional layout with plenty of light stained oak cabinets, full subway tile backsplash, ample counter space, and a bright window above the sink that overlooks the front yard ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, offers a walk in closet, 3 piece ensuite and French doors into a flex space/additional closet/or dog care area ~ Second bedroom is located across from the main bathroom, has an adjoining room that would make an excellent home office, craft room or walk in closet ~ Third bedroom is also a generous size with a 3 piece ensuite ~ Currently set up for the dog owner/breeder of show dogs, this home offers 4 attached indoor/outdoor chainlink dog runs, with room for setting up 7 runs, forced air, underfloor heat, A/C, waterproof flooring, floor drain, vinyl siding on the walls for easy cleaning and maintenance and multiple door access to the backyard ~ Across from the dog runs is a dog bathing room with a raised bathtub +

exhaust fan, perfect for easy dog care ~ A large storage room/home office or flex space has door access to the fenced, gated RV parking area ~ Outdoor kennel area is fully enclosed with two overhead electric doors, with easy access to the home and fully fenced yard ~ Large dog food-prep area/flex space, offers an additional cabinet with pull out drawers, a sink, + access doors to the kennel areas, and another storage room with built in shelving ~ The mud room has access to the attached garage and conveniently located laundry room ~ 26' L x 30' W heated attached garage, insulated, drywalled, 220V wiring, cabinets, work benches, sink + door access to the gated RV parking area ~ The basement is currently unfinished, offers tons of storage space, a cold room, central vacuum outlet, and rock crawl space ~ Outside you will find endless views and tons of space with large chainlink fenced in areas, exterior H/C water taps, doors to the house and garage, + a storage shed ~ A large west facing fenced yard with a covered deck, kennel access + another set of H/C water taps ~ Tons of exterior parking ~ Located less than 10 mins east of Red Deer on Hwy 595.