



**GRASSROOTS**  
REALTY GROUP

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35, 37535 Range Road 265  
Rural Red Deer County, Alberta

MLS # A2244516



**\$895,000**

Division:	Springvale Heights		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	4,050 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	3
Garage:	Asphalt, Double Garage Attached, Driveway, Insulated, Oversized		
Lot Size:	3.04 Acres		
Lot Feat:	Irregular Lot, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped L		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Fiberglass	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	32-37-26-W4
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters		

Inclusions: N/A

First time ever offered! One of the most prestigious acreage locations in Central Alberta! This Springvale Heights property offers elegance and seclusion, sprawling over 3 acres of manicured landscaping and over 4000 square feet of classic home. This stunning property has been meticulously maintained. Upper level spa area has built in hot tub, sauna and shower all leading to a very private balcony. Primary suite is massive! Giant walk in closet and 3 piece ensuite included. Enjoy entertaining in the lower level family room with sliding door to west facing patio, or in the huge kitchen with access to a north facing deck and "the pit"! (The pit is a sunken family area just off the kitchen and breakfast nook). Wood burning fireplace in the living room and wood stove in the family create that cozy feeling on cool nights. There is lots of room to build a shop or another outbuilding just behind the house with easy access. This property is located 5 minutes from the city. The road to the top of the hill is maintained year round by the County. The County offers garbage pick up at the gate. This is a rare one of a kind opportunity.