



GRASSROOTS
REALTY GROUP

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37412 Range Road 280
Rural Red Deer County, Alberta

MLS # A2247670



\$2,599,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,539 sq.ft.	Age:	1993 (32 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Triple Garage Detached		
Lot Size:	156.77 Acres		
Lot Feat:	Garden, Open Lot, Pasture, Private		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Fiberglass	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-37-28-W4
Exterior:	Brick, Shingle Siding, Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Custom Dining Hutch/Table/chairs, Pool Table & Accessories, Blinds, Garage Remote, 3 hot water tanks

Enjoy quick and convenient access to Highway 2A, Highway 2, and Highway 11. The SE 25 quarter boasts a beautifully upgraded 2,558 sq ft two-storey home featuring 6 bedrooms, 4 bathrooms, and a heated double garage plus a detached triple garage. Extensive recent upgrades include new triple-pane windows, new doors, 50-year fiberglass shingles, in-floor heating, premium finishes, upgraded siding, new window blinds, and a privacy gate for added security and comfort. The home also features a paved driveway, security system, high-end appliances, and is pre-wired for a hot tub in the backyard, offering the perfect blend of rural charm and modern convenience.