



GRASSROOTS
REALTY GROUP

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38228 Range Road 230
Rural Red Deer County, Alberta

MLS # A2249148



\$775,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,494 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	14.33 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Pasture, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	13-38-23-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	ICF Block	Utilities:	Natural Gas Connected
Features:	Closet Organizers, Double Vanity, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed, Chicken Coop, Small Grain Bin

Welcome to Country Living at Its Finest – 38228 Range Road 230, Rural Red Deer County This beautifully crafted 5-bedroom, 3-bath acreage offers the perfect balance of modern comfort and country living—all set on a picturesque 14.33-acre parcel in Rural Red Deer County. Originally built as a custom show home, every detail was thoughtfully designed for functionality, style, and family life. Step into a bright, spacious foyer that welcomes you into the heart of the home. The open-concept main floor features a large kitchen with an island and walk-in pantry—ideal for family meals or entertaining guests. With no carpet throughout, the home offers clean lines and low-maintenance living. The primary suite is a true retreat, complete with a generous walk-in closet and spa-like 5-piece ensuite. Two more bedrooms and a full bath complete the upper level. The fully finished basement adds incredible value with two oversized bedrooms (each with walk-in closets), a full bathroom, expansive family/recreation room, and loads of storage. Whether you need space for a growing family or home business, this layout delivers flexibility and room to grow. Outdoors, enjoy the freedom of 14.33 acres—featuring a blend of pasture, mature trees, and approximately 8 acres of seeded hayfield. A “shop with power and a massive 30’x80’ tarp Quonset with power offer endless potential for projects, storage, or livestock. A chicken coop and grain bin add even more rural charm and utility. Major updates include a newer septic tank (2019) with upgraded 5-lateral field and a 6-year-old pressure tank. Whether you’re looking to start a hobby farm, raise a family in nature, or enjoy a peaceful rural lifestyle with room to roam, this turn-key acreage is ready to welcome you home. Your country dream awaits!

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