



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

38551 Range Road 21
Rural Red Deer County, Alberta

MLS # A2250093



\$4,150,000

Division:	NONE		
Cur. Use:	Agricultural, Farm, See Remarks		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	5	Baths:	3
Garage:	-		
Lot Size:	80.52 Acres		
Lot Feat:	Farm, Gazebo		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Sylvan Lake
Basement:	-	LLD:	36-38-2-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Christmas Trees, Grain

Experience your own private paradise on 80 acres, featuring a main residence, an approved second residence, and a charming guest garden. Located in the Sylvan Lake area, this stunning estate is one of the region's most beautiful escapes, just 5 minutes to Sylvan Lake and 20 minutes to Red Deer. The main home showcases ICF construction with concrete floor joists and in-floor hot water heating on both levels, an elevator, and an open-concept layout filled with natural light. It offers five expansive bedrooms, three bathrooms, two kitchens with a walk-in pantry and granite countertops, a sunroom, a spacious main-floor laundry with sink and closet, and a walkout basement that opens to a south- and west-facing concrete patio, plus a double attached garage. Outdoor entertaining is enhanced by a dining area that opens to a covered deck with views of grain fields and forests, a water fountain, a private gazebo with surround sound and a fire pit, and a 12'x50' greenhouse with an ICF frost wall for organic growing. The property also includes the R FAMILY CHRISTMAS TREE FARM, featuring a 2019 office with forced air heat, 220V power, and on-site amenities, along with an ice-skating park, picnic shelter, and 14 acres of Christmas trees, with approximately 400 trees sold in 2023. Additional income opportunities comprise a fully upgraded 1976 mobile home rented at \$1,500/month plus utilities, a 2017 60'x120' warehouse with two finished 60'x60' bays, in-floor hot water heat, 220V power, two three-piece baths, and two mezzanines rented at \$2,800/month per side plus utilities and GST, and 43 acres of cropland rented on a share basis. Support buildings include a 1992 60'x60' shop with two finished bays, in-floor heat on one side and roughed-in on the other, 220V power, a two-piece

bathroom, laundry, and a heated mezzanine “man cave,” a 1986 24’x26’ attached garage fully finished with forced air heat, and multiple storage sheds including a pet-friendly unit with in-floor heat, running water, and power. Solar power is planned for fall 2025 at the main building site. With close proximity to the lake for swimming, boating, water skiing, ice fishing, snowmobiling, and cross-country skiing, this property offers a supreme country escape with convenient access to amenities. This extraordinary estate is a must-see—book a viewing today to experience its beauty and potential.