



GRASSROOTS
REALTY GROUP

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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 in the sought-after Sylvan Lake area. This exceptional estate features a main residence, an approved secondary residence, and a charming guest garden suite offering unparalleled privacy and versatility. Ideally situated just five minutes from Sylvan Lake and twenty minutes from Red Deer, this property is one of the region's most captivating havens. The main home is constructed with ICF walls, concrete floor joists, and in-floor hot water heating on both levels. Designed for comfort and accessibility, it boasts an elevator and an open-concept layout flooded with natural light. The residence includes five spacious bedrooms, three bathrooms, two kitchens with a walk-in pantry and granite countertops, a sunroom, a generous main-floor laundry with sink and closet, and a walkout basement leading to a southwest-facing patio. Additional features include a double-attached garage for convenience and security. Outdoor living is elevated with a covered deck overlooking picturesque grain fields and forests, a water fountain, a private gazebo with surround sound and fire pit, and a 12'x50' greenhouse with ICF frost wall for organic growing. The estate is also home to the R FAMILY CHRISTMAS TREE FARM, which includes a 2019 office with forced air heat, 220V power, and modern amenities. The farm boasts an ice-skating rink, picnic shelter, and 14 acres of Christmas trees—approximately 400 sold in 2023. Additional income opportunities abound: a fully upgraded 1976 mobile home rents for \$1,500/month plus utilities; a 2017 60'x120' warehouse, divided into two finished 60'x60' bays with in-floor heating, 220V power, two three-piece baths, and mezzanines, rents for \$2,800/month per bay plus utilities and GST. There are also 43 acres of cropland leased on

a share basis. Support buildings include a 1992 60'x60' shop with two finished bays (in-floor heating on one side, roughed-in on the other), 220V power, a two-piece bathroom, laundry, and a heated mezzanine "man cave." A 1986 24'x26' attached garage is fully finished with forced air heat. Multiple storage sheds are available, including a pet-friendly unit with in-floor heat, running water, and power. Solar power installation at the main building site will be installed in fall 2025. Enjoy year-round recreation with convenient lake access for swimming, boating, water skiing, ice fishing, snowmobiling, and cross-country skiing—all while remaining close to local amenities. This extraordinary estate offers unmatched beauty, versatility, and potential. Book your private tour today to experience everything this remarkable property has to offer.