



GRASSROOTS
REALTY GROUP

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2044, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2252873



\$499,900

Division:	Gleniffer Lake		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	704 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Irregular Lot, On Golf Course, See Remarks, Views		

Heating:	Forced Air, Propane	Water:	Other
Floors:	Carpet, Laminate	Sewer:	Other, Sewer
Roof:	Asphalt	Condo Fee:	\$ 4,345
Basement:	Full	LLD:	25-35-3-W5
Exterior:	Mixed	Zoning:	R-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Open Floorplan, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: See Remarks

PHASE 2 LOT 44 GLENIFFER LAKE GOLF AND COUNTRY CLUB: This Beautiful 2021 custom built 3 bedroom 2 bathroom cottage is backing west onto the 6th fairway with fantastic views and no housing across the course. 2 x 6 construction, hardie board exterior and composite decking. Large wrap around, covered and railed deck with plenty of room to socialize or find a private place to sit and relax. Huge storage space under the decking. On demand hot water tank, laminate and linoleum flooring on the main floor and carpet in the lower. Modern countertops and cabinetry throughout the home. Large main floor bathroom with double sinks and a walk in shower. Huge master bedroom with a cheater door to the bathroom and a walk in closet. Fully developed lower level boasting a spacious family room, a 4 piece bath with a large soaker tub, 2 large bedrooms, one with a queen bed and the other with 2 single over double bunk beds. Included: Shed, utility shed, propane pig, black 4 seater golf cart and charger, picnic table, all outdoor wicker furniture and cushions, 2 fire-tables, BBQ. Fridge, stove, microwave, dishwasher, bar fridge, 5 black bar stools, 2 black chairs, coffee table, black love seat and 2 black chairs, grey ottoman in master bedroom, various wall hangings and ornaments, various kitchenware, grey sectional and ottoman, 2 TV's and wall mounts, sump pump, dehumidifier, washer/dryer(all in one unit), all beds and mattresses, dresser in master bedroom, all end tables and night stands, all window coverings access keys and fobs for this property.