



GRASSROOTS
REALTY GROUP

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37119 Range Road 281
Rural Red Deer County, Alberta

MLS # A2254277



\$579,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,445 sq.ft.	Age:	1929 (96 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	5.88 Acres		
Lot Feat:	Back Yard, Landscaped, Lawn, Private, See Remarks		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Bar, Bookcases, Crown Molding, French Door, Natural Woodwork, Open Floorplan

Water: Well

Sewer: Septic Field

Condo Fee: -

LLD: 12-37-28-W4

Zoning: AG

Utilities: -

Inclusions: -fridge -stove -built-in dishwasher -microwave -washer -dryer -upright freezer -window coverings -garage door opener -garage door control(s)

Welcome to this exceptional acreage just minutes from Red Deer! This impressive 2,489 sq. ft. 2-storey home seamlessly blends modern updates with timeless vintage charm, all set on a beautifully treed 5.88-acre property offering privacy and room for future development. Enjoy summer evenings on the inviting west-facing covered patio before stepping inside, where the foyer showcases original hardwood floors and exquisite woodwork carried throughout the home. The spacious living room features large south-facing windows, a wood-burning fireplace, and access to the formal dining area, perfect for family gatherings. The renovated kitchen offers black and stainless appliances, full tile backsplash, and a pantry, combining functionality with style. The highlight of the main floor is the show-stopping family room, complete with vaulted ceilings, exposed beams, floor-to-ceiling windows, custom built-ins, and a stunning stone fireplace. A large mudroom and a 3-piece bath with laundry add to the home's practicality. Upstairs, you'll find four generous bedrooms, including the primary suite, along with a renovated 5-piece bathroom featuring a clawfoot tub. Two separate balconies offer beautiful views—one overlooking the private yard. The developed basement is perfect for entertaining, with a vintage wet bar, games area, and ample storage. Recent updates include shingles, upgraded electrical (including panel), plumbing, high-efficiency furnace and hot water tank, and enhanced insulation. The exterior provides incredible utility with a 24x26 heated detached garage, a 16x20 garage, 14x20 garden shed and a 16x54 outbuilding. This property is truly a rare find—a meticulously cared-for acreage that offers the space, functionality, and modern comfort of today, while preserving the irreplaceable character of its era.

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