



**GRASSROOTS**  
REALTY GROUP

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27, 38311 Range Road 270  
Rural Red Deer County, Alberta

MLS # A2254746



**\$479,900**

**Division:** Forest Green

**Lot Size:** 1.40 Acres

**Lot Feat:** -

**By Town:** Red Deer

**LLD:** 19-38-26-W4

**Zoning:** R-1

**Water:** None

**Sewer:** None

**Utilities:** -

Imagine owning a PRIME 1.4 Acre parcel just outside of Red Deer perched high enough to give you SPECTACULAR city views, the rolling foothills & maybe even the distant Rockies on a clear day!!! Gas and electricity run to the lot line. You're free to design a walk-out 2 story home that maximizes that view: Picture expansive glass, covered decks, a terrace that steps down the hillside, sunsets framed by windows, city lights twinkling below at night. Get excited about a lot like this! LOCATION... close enough for a quick commute for work and amenities, yet far enough to enjoy PRIVACY & PEACE! PASTORAL CALM with URBAN CONVENIENCE! 1.4 Acres: Big enough to feel spacious, have landscaping, perhaps a shop, a guest cabin, garden and trees, yet manageable so you're not overwhelmed. All on PAVEMENT! only 5 minutes east of the CITY!