



GRASSROOTS
REALTY GROUP

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34540 Range Road 20
Rural Red Deer County, Alberta

MLS # A2258664



\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,145 sq.ft.	Age:	1972 (53 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Covered, Enclosed, Parking Pad		
Lot Size:	4.89 Acres		
Lot Feat:	Front Yard, Irregular Lot, Landscaped, Private, Secluded, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-34-2-W5
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Wood Counters		

Inclusions: Shelving in Barn

Welcome to an exceptional 4.89-acre retreat where privacy, tranquility, and modern comfort come together to create an acreage lifestyle that feels both rejuvenating and deeply connected to nature. From the moment you arrive, the stress of the day begins to fade as you are welcomed by wide-open skies, mature trees, and the gentle presence of wildlife moving quietly through the property. This is a place where mornings are slow and intentional, afternoon walks become a daily ritual, and evenings are spent gathered around the deck or open fire watching the sun settle behind the horizon. Though it feels like a world of its own, the property remains ideally positioned between Innisfail and Olds, offering a simple 20-minute commute in either direction or a quick commute to Calgary. The home is warm and inviting and offers 1,140 square feet of lovingly maintained living space with thoughtful updates throughout including Premium Vinyl Plank Flooring adding durability and a modern aesthetic. The beautifully renovated kitchen with butcher block countertops and custom shaker style cabinetry features a premium stainless steel appliance package. Unwind after a long day in the spacious family room and enjoy the newest release while cozying up in front of the fireplace. The reimagined bathroom introduces clean, modern design elements that create a bright and relaxing space. A beautifully paneled wood staircase serves as a rustic architectural feature, offering timeless charm and a welcoming transition between levels. The second level features the expansive primary bedroom impresses with its vaulted ceilings, natural light, and generous layout that easily accommodates both sleeping and lounging spaces. The private deck extends the space outdoors, offering a secluded spot to soak in the sweeping views and peaceful acreage surroundings. The lower level is an ideal

spot for the home office, gym, or seasonal storage. Smart-home features, including Google and Alexa-compatible lighting and thermostat control, bring simple convenience to your daily routine. Adjust the temperature before you get out of bed, set the lighting for the perfect evening ambiance, or manage your home hands-free while preparing dinner. With upgraded electrical systems, you can enjoy these extraordinary comforts with confidence and ease. The expansive new deck serves as an outdoor living room, perfect for weekend brunches, summer barbecues, or unwinding with a glass of wine as nature provides the backdrop. The lifestyle extends beyond the walls of the house. A charming barn offers endless possibilities for hobbies or storage, while the 12x20 shed has been transformed into a cozy guest bedroom and living quarters welcoming visitors to experience the serenity of acreage living firsthand. This acreage is more than a home; it's an invitation to live differently. To wake up inspired, to slow down when you choose, and to find beauty in the quiet moments of everyday life.