



GRASSROOTS
REALTY GROUP

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165, 35109 Range Road 25
Rural Red Deer County, Alberta

MLS # A2276020



\$650,000

Division:	Silver Lagoon		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,837 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Parking Pad		
Lot Size:	2.18 Acres		
Lot Feat:	Brush, Fruit Trees/Shrub(s), Landscaped, Level, Private, Rectangular Lot, Tre		

Heating:	Boiler, In Floor	Water:	Well
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-35-2-W5
Exterior:	Vinyl Siding	Zoning:	R-6
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, Wet Bar		

Inclusions: Garden Shed

~ Be prepared to be WOWED~ Step right inside this amazing well cared for BUNGALOW that FEATURES a WALKOUT fully finished BASEMENT~ Heard of Silver Lagoon? Located close to GLENIFFER LAKE.... This beautiful FAMILY home is situated comfortably on a lovely 2.18 ACRES of Divine privacy. Boasting four bedrooms, three bathrooms and an enormous family room. Greeted by beautiful hardwood floors on the main floor, a soaring VAULTED CEILING, FORMAL DINING, and generous size great room at the front. This home features a beautiful master bedroom, located at the back, offering lots of privacy, a three-piece bath and a private balcony. Another spacious bedroom, a four-piece bath and a large family room over the (former garage space) Lots of large windows allowing for an abundance of NATURAL LIGHT TO FLOW THROUGH! The fully developed basement walks out to a private yard; no neighbors close by offering maximum privacy and a plan for a future 28x30 garage. The basement has HEATED FLOORS, two bedrooms, a bathroom, and a large family room. The former garage space was developed to create more useful storage for large families. A lovely wet bar in the basement with a stove top makes life so much less complicated when you are raising teenagers or have family visiting. The kitchen features a corner window sink, large EAT UP peninsula, and STAINLESS APPLIANCES. BUNGALOW LOVERS, THIS ONE IS FOR YOU! The wood burning stove just helps complete the warmth and cosines your heart desires. Heated floors also on the main floor heated thru a fairly new BOILER SYSTEM! Incredibly maintained and ready for its NEW FAMILY.