



37502 Range Road 263
Rural Red Deer County, Alberta

MLS # A2287186



\$949,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,307 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	3.68 Acres		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Private, Views		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	33-37-26-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, High Ceilings, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Hot Tub, Security Cameras - No Contract

Hillside Bungalow on 3.68 private acres is just 10 minutes from Red Deer. This exceptional Trueline-built walk-out perfectly balances peaceful country living with convenient access to the city. Designed with quality and comfort in mind, the home welcomes you with vaulted ceilings and an open-concept main floor featuring a warm and inviting living room with a gas fireplace and stunning views of the surrounding countryside. The spacious kitchen is complete with maple cabinetry, stainless steel appliances, a gas stove, and a generous pantry, while the island features a bamboo countertop with ceramic sink, providing both style and functionality at the heart of the home. The main level hosts two bedrooms, including a primary suite with a 5-piece ensuite, a soaker tub, separate shower, and walk-in closet. A convenient laundry room and mudroom complete the main floor layout. The fully finished walk-out basement impresses with 9-foot ceilings, in-floor heating, a cozy wood-burning fireplace, and a dedicated media room. Entertain with ease in the bar area featuring a small sink and bar fridge, perfect for hosting family and friends. Guests will appreciate the comfort of a 3-piece bathroom with shower, along with additional under-stair storage and a new in 2021, on-demand water heater. The triple car garage is insulated and has under slab heat with a bonus mezzanine for extra storage. Step outside to the expansive rear deck overlooking the backyard, where you can unwind in the hot tub and take in the peaceful surroundings and beautiful views. The property is serviced by a well, tank and field system with a 2014 pressure tank, and shingles have been replaced on 2017. This remarkable acreage offers space, privacy, scenic vistas, and thoughtful upgrades throughout—an ideal place to call home.