



37301 range road 264
Rural Red Deer County, Alberta

MLS # A2297068



\$1,475,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	2,501 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Ga		
Lot Size:	14.01 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Level, Many Trees, Pasture, Priva		

Heating:	Central, In Floor, Forced Air, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	21-37-26-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage door opener, garage door remote(2)Second Fridge in Pantry		

Experience the perfect blend of country living and modern comfort on this stunning 14-acre property—fully renovated, move-in ready, and ideal for families, hobby farming, or an equestrian lifestyle. Enjoy this 2,500 sq ft modified bi-level with treed perimeter, private 12 km driveway, a 5-acre fenced pasture with water and livestock shelter—perfect for horses or hobby farming. The north side features a chicken coop, multiple outbuildings, a 20 x 26 secondary building equipped with power, gas, water. Great potential for office, studio, or guest/in-law suite (county approval required). Ample space remains for equipment or RV storage. The 36' x 60' Heated shop has 13' ceilings allowing for a Mezzanine area, 220 power and cement floor with a 12' x 20' door for easy access for machinery. Underground power has been run to most outbuildings. The south side showcases a landscaped yard with large garden, secluded fire pit area, with RV hook ups including water, power and sewer and stunning West-facing views. The 5-bedroom, 3-bath home includes an attached heated 24x25 garage with 8 ft doors and 3-season sunroom./gym. Entering the home enjoy a vaulted entrance, functional mudroom, office/craft/rec. room with in-floor heat, and 10x19 covered deck. The open-concept kitchen/living area features quartz countertops, a large island, all-new stainless-steel appliances, and a spacious butler's pantry with counter space, pull-out shelves, fridge/freezer combo, WOW! Upstairs, the primary retreat offers vaulted ceilings, private west-facing deck, luxurious 4-piece ensuite, separate water closet, standalone tub, and walk-in closet with separate washer/dryer. The lower level includes a family room, two additional large bedrooms with egress windows, full bath, large laundry, ample storage, and a cold room for garden harvests. Enjoy a

quiet, family-friendly country lifestyle on 14 private acres with room to play, garden, and explore—just minutes SE of Red Deer.