



70, 39200 282 Range Road
Rural Red Deer County, Alberta

MLS # A2297199



\$830,000

Division:	Blindman Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,521 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Front Drive, Triple Garage Attached		
Lot Size:	2.67 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Many Trees, Pie S		

Heating:	In Floor, Forced Air	Water:	Other
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Sump Pump(s)		
Inclusions:	N/A		

Set on 2.67 acres in Blindman Ridge, Red Deer County, this walkout bungalow with an attached triple-car garage is the kind of property that changes how you spend your time. Unwind in nature with scenic walking trails leading down to the Blindman River. Evenings slow down here—whether you’re on the composite deck, gathered around the firepit, or picking fresh raspberries from your own garden. And with pavement right to your driveway, you get the full acreage experience without ever touching gravel, all just 15 minutes from Red Deer. The main living space is where the home comes to life. A wood-burning stove anchors the living room, creating a natural gathering point and adding warmth that you can feel the moment you walk in. Large windows bring in natural light and frame the surrounding landscape, keeping you connected to the outdoors year-round, while hardwood floors add warmth and depth underfoot. Just beyond, the kitchen and dining area are designed for connection, with a functional layout that supports everyday living. A stunning stone backsplash and stainless steel wall-mounted chimney hood fan add both texture and presence, while quality appliances — including a KitchenAid refrigerator and dishwasher, bring reliability where it matters most. Positioned to take advantage of the views, the dining area becomes more than just a place to eat — it’s where you slow down and take in the setting around you. The home is thoughtfully designed with two bedrooms on the main floor, including a spacious primary retreat with its own 6-piece ensuite, complete with dual vanities, a stand-up shower, and a deep soaking tub — a space to unwind at the end of the day. The front bedroom offers flexibility and is currently being used as a home office. Laundry is also conveniently located on the main level in a

spacious room with ample cabinetry, a washup sink, and direct access to the garage, along with a 4-piece bathroom for added practicality. Downstairs, the fully developed walkout basement expands your living space with three additional bedrooms, a large recreation room, and plenty of storage. With generous windows bringing in natural light, the lower level feels open and inviting, offering flexibility for family, guests, or multi-purpose use. This property is offering something different — space, privacy, and direct access to nature in a setting that’s hard to replicate.