



**38272 Range Road 265**  
**Rural Red Deer County, Alberta**

**MLS # A2298294**



**\$1,175,000**

<b>Division:</b>	Westview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,908 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	1.43 Acres		
<b>Lot Feat:</b>	Front Yard, Landscaped, Many Trees, No Neighbours Behind, Secluded, See		

<b>Heating:</b>	High Efficiency, Floor Furnace, Forced Air, Natural Gas, See Remarks	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	17-38-26-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks, Steam Room, Vinyl Windows, Wired for Sound		

**Inclusions:** Fridge, Stove, BI Dishwasher, BI Microwave(in island), Washer, Dryer, Pedestals, Window Coverings, Garage Door Opener, 2 Controls, Media Room TV, Subwoofer, Speakers, 4 Recliners, Hot Tub and Accessories, Receiver

Looking for A Secluded Acreage, Minutes from Red Deer, with all the extras? This Absolutely Immaculate Property features a 2014 Custom Built 1908 Square Foot Bungalow fully Developed ~ PLUS a triple Detached Heated and Fully Finished Shop ~ PLUS a Private and Secluded Hot Tub and Steam Room Building. Everything about this Property was Meticulously thought out! House has a Gorgeous Open Floor Plan with Stunning Kitchen, Living room with beautiful Stone Fireplace. Large Primary Bedroom with Walk in Closet and Ensuite with Separate Shower and Soaker Tub, Main Floor Laundry, 2 Additional Main Floor Bedrooms ~ both with Walk-in Closets, Fully Developed Basement with 2 More Bedrooms, Media Room wired for sound,, 4 Piece bath and both Levels Access the Fully Finished, Heated Garage!!! The Detached Shop is a Mechanics Dream , Fully Finished, Heated, 10' Door. Behind the Shop you will find the most amazing 12 ' x 20' Hot Tub and Steam Room Spa, custom built to keep you warm through our frigid winters!!! Then just to Top it off a little more: there are three more garden sheds, one larger one with electricity and lights, currently being used as a Summer Wood Working Shop!!! If you are looking for the Acreage with Everything and so close to town, this is a MUST SEE on your list!!!