



**38472 Range Road 20**  
**Rural Red Deer County, Alberta**

**MLS # A2300224**

**\$1,169,000**



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow   |               |                   |
| <b>Size:</b>     | 1,694 sq.ft.   | <b>Age:</b>   | 1995 (31 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Double Garage Attached, Driveway, Garage Door Opener |               |                   |
| <b>Lot Size:</b> | 2.42 Acres   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Paved |               |                   |

|                    |   |                   |                           |
|--------------------|---|-------------------|---------------------------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas   | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Linoleum  | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | 25-38-2-W5                |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | AG                        |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s) |                   |                           |
| <b>Inclusions:</b> | fridge, stove, dishwasher, stove, trash compactor, washer, dryer, window coverings, storage shed, security system                   |                   |                           |

Welcome to a place where life slows down, with lots of peace & quiet & privacy making every day feel a little more meaningful and laid back. Situated off of the pavement from Hwy 11 and within minutes from Sylvan Lake, where there are lots of activities for young families & retired individuals, a community center and NexSource Centre, plus Pogadl Park (Gulls Ballfield) & so much more. Something for everyone! Within walking distance if you want to get your steps in everyday! All the perks of Country living but having a close proximity to the convenience of town living. This charming 1,694 sq ft bungalow offers 3 bedrooms, office, main floor laundry and 4 bathrooms, creating a warm and comfortable space to gather, relax, and call home. The primary bedroom accommodates a Queen size bed, a spacious walk-in closet, spa like 4 piece ensuite & a patio door for easy access to the wrap around deck. You are also going to love the main bathroom!! It's Gorgeous!! Enjoy the bluejays that come to visit every morning as you sit having breakfast in the dining area or while sipping your hot drink as you read your favorite book on the spacious deck. Picture cozy evenings by the wood burning wood stove, and also soak in the sunshine in the living room as natural light fills the home during the day through the generous amount of windows looking out to the picture perfect treed back yard & wildlife. The fully finished basement will be a favourite gathering place for games or movie night when family and friends come to visit. The mature trees wrap the property in privacy, spacious lawns, with a parklike setting, variety of beautiful perennials and shrubs, and the paved circular driveway that welcomes you and accommodates all the extra vehicles & RVs when guests come to visit. (You might even be able to set up your very own pickleball court if desired!!) At the rear

of property the land attaches to the peaceful farmland with views of&mdash;endless skies, gentle breezes, and a true sense of calm. Relax by the fire with friends and loved ones as you enjoy country living at its finest. The IMPRESSIVE 30 x 68 ft shop, 14' & 10' high doors, and with radiant heat and mezzanine, 2 pce bath & back office adds incredible flexibility, whether for work, hobbies, or storage. This is more than just an acreage&mdash;it's a place to unwind, reconnect, and take in the simple beauty of rural living, all just minutes from the lake and everything that Sylvan Lake has to offer your family. This summer in the quietness of your acreage amid the bird calls you drift off to sleep totally relaxed in your own gazebo! No this isn't heaven but it's close.