



14, 38349 Range Road 270
Rural Red Deer County, Alberta

MLS # A2302592



\$1,488,900

Division:	Hawk Hills		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,536 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Driveway, Garage Door Opener, Gravel Driveway, Heated		
Lot Size:	2.45 Acres		
Lot Feat:	Gentle Sloping, Landscaped, Lawn, Many Trees, Rectangular Lot, Secluded,		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	19-38-26-W4
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms), Stone	Zoning:	R-1
Foundation:	ICF Block	Utilities:	-

Features: Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Gas stove, Hood Fan, Dishwasher B/I, Microwave in island, Shed, Curtain rods, Garage Door Opener and 3 Controls, Microwave & fridge in upstairs bonus room. All Racks/Built-ins, TVS, Wall Mounts (Living room and family room), Dog run, 2 sets of washers and dryers, Water storage containers in mechanical room, 2 Fridges, Central vac and attachments. See attachment "A" for more chattels

A Rare Find! Why settle for city living when you can own your own private paradise just minutes from Red Deer? This luxurious 2.45-acre estate offers unparalleled privacy, elegance, and convenience. Enter through a stunning high-end entrance gate, equipped with cameras and an integrated security system for added peace of mind. A serene, tree-lined driveway leads you to this custom-built home, showcasing the finest materials and craftsmanship throughout. With 3,536 sq. ft. above grade, the home features multiple vaulted ceilings with knotty pine planks and maple-finished beams. The spacious living room boasts wide-plank white oak hardwood flooring, vaulted ceilings, a floor-to-ceiling stone-front gas fireplace with built-ins on either side, and large windows offering breathtaking views of the expansive acreage. The adjoining two-tiered back deck includes an additional gas fireplace, perfect for outdoor relaxation and entertaining. The home has been freshly painted throughout and is equipped with central air conditioning. The chef's kitchen is a dream, complete with floor-to-ceiling soft-close white cream cabinetry, granite countertops, a full tile backsplash, pot and pan drawers, under-cabinet lighting, high-end Monogram appliances, a six-burner gas range, a statement range hood, and a commercial-sized refrigerator. The massive island features leathered granite countertops and a lowered eating bar. The cozy dining area opens to the beautiful back deck, making it ideal for entertaining. A huge walk-in pantry adds even more convenience. The spacious primary bedroom is a true retreat, featuring a spa-like ensuite with a soaker tub, a massive two-person steam shower, dual walk-in closets, and separate vanities. The main floor is completed by an additional bedroom, a 3-piece bathroom, a private office, a laundry room, and a large

mudroom. Upstairs, you'll find a second bedroom with breathtaking views, a built-in window seat, and a 4-piece ensuite, along with an additional office. The massive family/games room features vaulted ceilings, a wet bar with a microwave and fridge, and a TV with 3D capability for ultimate entertainment. A second laundry room adds convenience to multi-level living. Car enthusiasts and hobbyists will appreciate the oversized attached triple garage (40' x 32'), complete with in-floor heating, hot and cold water taps, and ample workspace. The beautifully landscaped yard includes an upgraded driveway, an insulated shed (currently a cat/dog house), raised garden beds, two RV hookups, and an impressive 30' x 62' shop. The shop features a finished office, a 14-foot overhead door, and architectural details that complement the home. This property has seen approximately \$250,000 in recent upgrades over the past few years, (list is available upon request). If additional space is desired, the sellers are offering blueprints (valued at \$10,000) for both the house/shop, & plans for more bedrooms. The property is minutes away from golf, skiing & city amenities.