



7064, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2304240



\$885,000

Division:	Gleniffer Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,847 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Corner Lot, Cul-De-Sac, Front Yard, Greenb		

Heating:	High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Water Air	Water:	Private
Floors:	Carpet, Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,970
Basement:	Full	LLD:	25-35-3-W5
Exterior:	Cement Fiber Board, Stone	Zoning:	R-7
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Refrigerator, 5-burner gas cooktop, hood fan, wall oven, microwave, dishwasher, washer, dryer, Murphy bed (queen), all bookshelves, central vacuum w attachments, window coverings, 2 TVs, 2 eufy security cameras, Shaw Direct satellite dish + 2 receivers, freezer (garage), fridge (garage), wall shelving (garage), 2 garage remotes, 2 fobs

Custom-built 2-storey at Gleniffer Lake Resort offering a well-designed layout, quality finishes and thoughtful upgrades throughout. Built in 2021 with remaining new home warranty, this east-facing home is filled with natural light and provides flexible space for full-time living or a high-end recreational retreat. The main floor features an open-concept design with a bright living area anchored by a gas fireplace with full-height shiplap feature wall. The kitchen is finished with ceiling-height cabinetry, quartz countertops, full tile backsplash and a large island with seating. Additional highlights include a 5-burner gas cooktop, wall oven with built-in microwave, Blanco sink with retractable faucet, soft-close cabinetry and a central vacuum kick plate. Built-in benches at the front and back entries add everyday function. The main living area features smooth ceilings, with knockdown texture throughout the remainder of the home. Upstairs, the home offers two primary bedrooms, each with its own ensuite and walk-in closet. The main primary includes electric in-floor heat in the ensuite. In total, the home offers 5 bedrooms and 3.5 bathrooms, providing excellent flexibility for family and guests. The fully developed basement includes in-floor heating throughout and additional living space for recreation or hosting. A split furnace system with a dedicated upper-level zone and variable speed fan ensures comfort across all levels, supported by an HRV air exchange system. Outdoor living is just as well considered, with a covered rear deck featuring a gas fireplace and privacy draperies, plus a fire pit area and real grass in the front and back yards. Phantom screens on both front and rear doors allow for easy indoor-outdoor flow. The heated garage offers 12’ ceilings and approximately 550 sq ft of space, accommodating two vehicles and additional storage. A detached shed, designed to

complement the home, provides even more storage options. The lot is positioned to allow parking for up to four vehicles. Additional features include upgraded luxury vinyl plank flooring, high-quality carpet with 10 lb underlay, LED pot lighting, wall sconces, central vacuum system and custom closet shelving. Located in Gleniffer Lake Resort & Country Club, this property offers access to golf, lake activities, trails and a strong sense of community, with the flexibility to enjoy it as either a full-time residence or a recreational retreat.