



GRASSROOTS
REALTY GROUP

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7066, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2088301



\$750,000

Division:	Gleniffer Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,700 sq.ft.	Age:	2011 (13 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Close to Clubhouse, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,176
Basement:	Finished, Full	LLD:	25-35-3-W5
Exterior:	Stone, Stucco	Zoning:	R-7
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Master Bedroom Log Furniture, Basement Bedrooms furniture, matching custom wood dining table and chairs with matching side table, 4 TV's, all electronic equipment and speakers, on demand hot water tank, access keys and fob(s) to the lot, Shed includes attached covered firewood rack, wood burning fire-pit and 4 adirondack chairs and 2 black tables, 4 black patio umbrellas, 4 person Hot tub, Webber BBQ and cover, satellite and receiver, Airennet internet dish and receiver, Tether fibre optic install, and Gemstone programmable perimeter lighting

PHASE 7 LOT 66 GLENIFFER LAKE RESORT WITH A MARINA BOAT SLIP! Stunning custom build home with a cabin feel and all the upgrades located in the heart of Glenniffer lake in their final phase #7. This home boasts over 2400 sq of tastefully designed space including a double attached garage, 5 Bedrooms, 3 bathrooms and everything you could want in your home away from home and lake lifestyle. From the moment you enter you notice the vaulted pinewood ceilings, incredible stonework and engineered hardwood floors. Everything has been customized to fit the lifestyle and make you feel like home. From the cherry wood cabinetry in your chef's kitchen with soft close - fir wood shaker style doors, granite countertops, a large island for entertaining or prepping with a view of your dining area and living space creating a perfect area for a family. The living area has a large open space which is open to above with a floor to ceiling stone fireplace with custom built-ins and bar area with a gorgeous staircase that leads your eyes to the pinewood ceilings and large windows that let in tons of natural light. A main floor bedroom, gorgeous mud room and laundry room and main floor bath finish the level. Upstairs you have an oversized master bedroom with coordinating log furniture and a walk-in closet and spa-like ensuite with a walk-in shower and dual vanity and serene space and an additional good sized bedroom and an extra bonus room for segregation on colder days or having another area to watch a movie or play make this home a place where so many can come to. Your basement is fully finished and includes a second stone gas fireplace and living room/entertaining space and is also wired for sound. The guests can enjoy this space as well which provides a secondary space to entertain out of town guests adding three more bedrooms and a 4pc bath.

Beautiful finishes continue in this space with gorgeous barn doors, stone and matching granite throughout. The house has central air conditioning for those hot days that everyone loves allowing you to cool down inside or get a good night's sleep. Outside, the upgrades continue as the house is surrounded by composite decking, and glass railing, custom wood ceilings adding protection from the south facing exposure with an outdoor gas fireplace for cozy nights on the deck and entertaining outdoors. Don't forget the hot tub and shed for all of your toys and maintenance things but it also has turf, so no lawn mower needed to maintain. They have thought of everything in this custom build – built for a family to enjoy and all of the big-ticket items like landscaping, decking, is already in place. Plus is is very close to the tennis courts, lake views and amenities which are a huge plus in this phase and the resort. Also AIRBNB potential and boat slip (which is very hard to come by). Your home away from home. Just move in and enjoy!