



34446 Range Road 21
Rural Red Deer County, Alberta

MLS # A2109831



\$2,299,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,939 sq.ft.	Age:	2020 (4 yrs old)
Beds:	7	Baths:	3 full / 2 half
Garage:	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Garage Fac		
Lot Size:	150.00 Acres		
Lot Feat:	Pasture		

Heating:	Boiler, Forced Air, Natural Gas	Water:	Well
Floors:	Marble, Tile, Vinyl Plank	Sewer:	Engineered Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	26-34-2-W5
Exterior:	Composite Siding, Manufactured Floor Joist, Silent Floor Joists, Stone	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Fridge, 2 beverage coolers, 2 dishwashers, gas cooktop, double wall oven, built in microwave, 2 washers/2 dryers, 4 garage door openers with remotes, 2 cattle shelters, 1 horse shelter with tack room, 3 stock waterers

Introducing your dream oasis nestled on 150 sprawling acres of picturesque Alberta landscape. This beautiful home is just a scenic drive away from urban amenities such as Cross Iron Mills and Red Deer at only 30 minutes drive. This meticulously crafted estate was built as a forever home where no detail has been spared. This haven offers rural living with modern conveniences, ideal for the discerning homeowner seeking a sustainable and self-sufficient lifestyle. The property boasts 5 spacious paddocks, 3 stock waterers, and animal shelters with tack room – everything you need to embrace country living from day one. Step inside to discover the grand entrance leading you into 10-foot ceilings on the main floor. Entertain with ease in the chef's dream kitchen, complete with wood cabinetry, cast iron sinks with quartz countertops, and top-of-the-line appliances; including a chef's gas range with pot filler and double wall ovens, built in microwave drawer, 2 dishwashers and a beverage cooler. The spacious dining areas and cozy living room with a wood-burning fireplace create the perfect ambiance for gatherings. The main floor also features two private offices, ideal for remote work or as versatile spaces for your lifestyle needs. Upstairs, a spacious family room awaits, offering access to a balcony. Retreat to the luxurious master suite, featuring patio doors to the balcony and a spa-like ensuite. Three additional bedrooms provide ample space for family or guests, while the secondary laundry room adds convenience. The fully developed basement is an entertainer's paradise, boasting in-floor heating, a large wet bar, two expansive family spaces, a workout room, and two guest bedrooms – perfect for hosting gatherings. Outside, a heated 50x40 shop with oversized doors for equipment and an 18x20 insulated 'she shed' offer endless possibilities for hobbies and

storage. With quality craftsmanship and countless upgrades throughout, this custom-built retreat is more than just a home – it's a legacy to be cherished for generations to come.