



GRASSROOTS
REALTY GROUP

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38139 Range Road 265
Rural Red Deer County, Alberta

MLS # A2113963



\$2,375,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,376 sq.ft.	Age:	2009 (15 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Additional Parking, Heated Garage, Oversized, Quad or More Detached, Work		
Lot Size:	7.54 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Private		

Heating:	In Floor, Natural Gas	Water:	Well
Floors:	Concrete	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-38-26-W4
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	AG
Foundation:	ICF Block	Utilities:	Electricity, Natural Gas, Phone

Features: Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: Shop overhead door remotes (2), Shop Refrigerator, Shop Stove, shop dishwasher

STUNNING! IT'S WHAT BEST DESCRIBES EVERYTHING ABOUT THIS PROPERTY! The Executive Home of over 5100 square feet of living space, the incredible view in all directions, the treed and manicured yard, the fully paved driveway and parking, the 50'X100' commercial shop, and not to mention the 20'X40' Green House. It is really difficult to take it all in on a single visit. The quality of the build of this house is sure to impress, the full ICF block construction, concrete heated floors on all levels makes it one of the coziest homes i have ever entered, which is sometimes hard to accomplish in a house of this size. Also, the entire outside envelope of this house has been redone since 2016. You're going to be impressed with the shop that consists of ample room for projects as well as its own kitchen, washroom, office and parts rooms. The yard also has a variety of Berry Trees, and a Asparagus Bed. Go ahead and take a look at the pictures, the drone photos and the virtual tour as they tell the story as to why you should contact your favorite Realtor and book a showing today! This home has a Pre-Listing Home Inspection available with a successful offer.