



34202 Range Road 13
Rural Red Deer County, Alberta

MLS # A2114979



\$2,490,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,747 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	122.00 Acres		
Lot Feat:	Farm, No Neighbours Behind		

Heating:	In Floor, Forced Air, Natural Gas, See Remarks	Water:	Well
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	16-34-1-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Dishwasher, Washer & Dryer, Fridge (2), Stove

Live the life you've always dreamed on a farm so beautiful that you'll never want to leave. Created for the horseman dedicated to their passion, everything a trainer needs to develop their horses to the heights of achievement. Located near the main highway for convenience, nestled in the parkland region, adorned in peaceful pastoral views. Live in the 2007 built Normandy-inspired raised bungalow or build your dream manor on the crown hill overlooking the countryside and house your staff in the multi-suited gate house. Every year this farm gets more beautiful, as a canvass of living art, there is space for your vision. At the centre is the horse, their welfare, terrain for their development, and a showcase to present them to the world. Imagination drives progress and having an environment designed around inspiration is a unique setting few can claim. There is no end what you can achieve here and this is a perfect foundation for you to begin.