



**37473 Range Road 223**  
**Rural Red Deer County, Alberta**

**MLS # A2119619**



**\$1,599,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,018 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Gravel Driveway, Heated Garage, Oversized, RV Access/Parking		
<b>Lot Size:</b>	162.00 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Private, Views,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	Other, Pump, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	27-37-22-W4
<b>Exterior:</b>	Composite Siding, Concrete, ICFs (Insulated Concrete Forms), Stone, Wood	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, All window coverings, all solar batteries and solar system, shed, greenhouse, all outbuildings

**\*\*\*ONCE IN A LIFETIME OPPORTUNITY\*\*\*** Own a slice of heaven! A serene 1/4 section (162 total acres) bordered by the Red Deer River Valley, with over 100 acres of forest / river valley / rugged hunting terrain with paths and hunting blinds throughout! Truly a breathtaking property very rarely available. Beautiful 2-storey fully finished custom home with open floor plan & walkout basement, 2 energy efficient wood fireplaces, custom repurposed fir flooring (repurposed from a grain elevator) & feature staircase (repurposed from an old barn), ICF foundation, recently upgraded KWP Eco Siding & metal roof. Home can be fully self-sufficient running off the expansive solar array on both the home and shop. Detached rustic wood-sided workshop with loft guest suite, detached 61x40 2-storey shop (19' wide x 40' deep drive-thru RV bay , 42' wide x 40' deep garage). Upper level in shop features huge rec room plus two large offices / hobby rooms (both with wood burning stoves) and multiple storage closets. Other outbuildings include garden & wood sheds. Featuring a plethora of wildlife too long to list - truly a hunter or nature enthusiasts paradise! Over 150 nest boxes for bird habitat! Trout pond stocked yearly, multiple km's of maintained bush trails, 300yd rifle range, garden boxes, tee box / mini range / sand trap for golf! 45 acres +/- of farmable land currently generating income. For the discerning buyer looking for privacy, solitude and their own private hunting grounds, this property is hard to beat!