



37473 Range Road 223
Rural Red Deer County, Alberta

MLS # A2119619



\$1,599,900

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

| | | | |
|--------------------|--|-------------------|--------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Cistern, Well |
| Floors: | Carpet, Hardwood, Linoleum, Tile | Sewer: | Other, Pump, Septic Tank |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 27-37-22-W4 |
| Exterior: | Composite Siding, Concrete, ICFs (Insulated Concrete Forms), Stone, Wood | Zoning: | AG |
| Foundation: | Poured Concrete | Utilities: | Electricity, Natural Gas |
| Features: | 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!