



39225 Range Road 274
Rural Red Deer County, Alberta

MLS # A2122711



\$2,395,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,565 sq.ft.	Age:	1965 (59 yrs old)
Beds:	4	Baths:	4
Garage:	RV Garage, Triple Garage Attached		
Lot Size:	20.00 Acres		
Lot Feat:	Landscaped, Pasture		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Slate, Tile	Sewer:	Septic Field
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	16-39-27-W4
Exterior:	Stone	Zoning:	AG
Foundation:	Block	Utilities:	-
Features:	Bar, Kitchen Island		

Inclusions: Double oven, built in microwave, dishwasher, fridge, 2 washers, 2 dryers, all blinds and window coverings, all TV's and TV brackets, outside bar include fridge, built in BBQ, in the inside bar it will include the fridge, dishwasher and wine cooler.

Welcome to this executive bungalow that offers 4565 square feet of luxurious living space on one level and is found on approximately 20 acres of land, which is within close proximity to Red Deer and Blindman River. It has been extensively renovated with high quality finishings and attention to detail. Walk into the grand entrance and into the spacious recreation room with a full bathroom complete with a steam shower,. This area was designed for entertaining, where you can enjoy drinks around the fabulous bar and have a game of pool, this area also leads out onto a large patio. The home also offers large living room complete with a fireplace and a den area. The spacious kitchen has plenty of beautiful cabinets and counter space all finished off with quartz countertops and a high end appliance package that includes double ovens and a prep sink and is open to the dining area and offers a beautiful wood burning fireplace with a gas starter, making this a great place to enjoy family time. From the dining area, walkout onto an amazing extra large outside living space complete with a wood burning fireplace, a cooking area with an extension for eating and enjoying a gas table fireplace and the flooring has a rubber surface material. The primary suite is an amazing retreat, which is large enough to offer a sitting area next to the cozy fireplace, also offering a walk in closet, luxurious ensuite with under floor heating and a laundry area. Also on the main floor, you will find two more good sized bedrooms and a full bathroom with a heated floor. The spacious side entrance includes a large boot room with plenty of storage and a second laundry area, which leads out to a triple garage that is 25 x 42 with underfloor heating. The lower level offers a large bedroom/flex room, full bathroom and plenty of storage. The shop/barn has an abundance of space (approximately 7,000 square feet)

and the options are endless, currently on the main floor there is a reception entrance, boardroom, three offices, a bathroom and upstairs there is a legal suite in the shop area that offers a kitchen, two bedrooms, office, bathroom and storage with a balcony, this space is currently rented out and creating revenue and the tenants are open to staying. The barn part has thirteen horse stalls (with a watering system) and two tack rooms (currently not used for horses). The shop area is finished off with a poly aspartic flooring and is meticulous and provides a year-round storage space for all your vehicles, motor homes, boats and equipment\ and has a pickle ball court. This property is stunning and has many upgrades and extras throughout the home, such as; heated floors (living room, recreation room) five fireplaces (three gas in the home (master bedroom, great room, dining room) and one wood burning fireplace and gas fireplace on the deck, Central AC (2 units), several storage sheds on the property. The home has had two major renovations (one in approximately 2008 & 2018).