



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4042, 35468 Range Road 30
Rural Red Deer County, Alberta**

MLS # A2129547



\$175,000

Division:	Gleniffer Lake
Lot Size:	0.08 Acre
Lot Feat:	Close to Clubhouse, Landscaped, Level, Street Lighting, On Golf Course
By Town:	Spruce View
LLD:	25-35-3-W5
Zoning:	R-7
Water:	Public, See Remarks
Sewer:	Sewer
Utilities:	-

Your wait is over! This outstanding, oversize, pie shaped lot at Gleniffer Lake Resort is ready for your RV, or your get away from it all, cottage/park model or your permanent retirement home. One of the best locations in the park. Imagine having the practice putting green just outside your gate? The golf course views are amazing and no golf balls, ever in the yard. The lot boasts a paved driveway, beautiful landscaping, underground sprinkler system, two sheds, and straight, back in access. There is loads of visitor parking just steps away and the first tee box is a two-minute walk. Gleniffer Lake Resort & Country Club is a secure, gated community located in the Calgary/Edmonton corridor, just a short 90-minute drive from Calgary, 120 minutes from Edmonton, and 40 minutes from Red Deer. Located on a rare, clean, clear, deep lake that is usable all summer long. Fishing, boating, sailing, swimming, water skiing, all at your doorstep. There is a beach and a marina. The 3,300-yard, 9-hole golf course is challenging and well maintained. There is also a 13,000 sq.ft. rec centre with a licensed restaurant and lounge, fitness centre and games room. An indoor pool and hot tub, 2 outdoor pools, tennis courts with pickle ball, basketball and beach volleyball. There is also a store, walking paths and a terrific community association. This phase (Phase 4) also allows site-built cottages/homes to a height of 24 feet. The resort boasts state of the art, water & sewer treatment facilities, and fiber-optic internet is also here! NOTE: Owner is a licensed REALTOR in the province of Alberta. Don't miss your chance to own one of the nicest lots in this amazing resort. Call today because if you wait, it'll be too late!