



GRASSROOTS
REALTY GROUP

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38551 Range Road 21
Rural Red Deer County, Alberta

MLS # A2141433



\$4,650,000

Division:	NONE		
Cur. Use:	Agricultural, Commercial, Other		
Style:	Bungalow		
Size:	1,956 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	80.52 Acres		
Lot Feat:	Farm, Landscaped, Near Golf Course, Private, See Remarks		

Heating:	Central, In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Near Town:	Sylvan Lake
Basement:	Finished, Full, Walk-Out To Grade	LLD:	36-38-2-W5
Exterior:	ICFs (Insulated Concrete Forms), See Remarks, Stucco	Zoning:	AG
Foundation:	ICF Block	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Wired for Sound		
Major Use:	Christmas Trees, Grain		

Welcome to your private paradise featuring a main residence, an approved second residence, and a guest garden suite! This stunning 80-acre property, one of the most beautiful in the Sylvan Lake area, is a perfect escape from city life, only 5 minutes from Sylvan Lake and 20 minutes from Red Deer. The main home, built with ICF construction and concrete floor joists, offers in-floor hot water heat on both levels. It boasts an open floor plan with an elevator, 5 large bedrooms, 2 kitchens, a sunroom, a spacious main floor laundry room, 3 bathrooms, a walkout basement, and a double attached garage. The main level features a generous front foyer leading to a bright living area. The large kitchen includes a walk-in pantry, wall oven, 5-burner countertop stove, fridge, dishwasher, and granite countertops. The primary bedroom is a luxurious retreat with a soaker tub, a walk-in shower, and a spacious walk-in closet. The dining area opens to a south and west-facing covered deck, ideal for enjoying morning coffee with inspiring views of grain fields and forests. The functional main floor laundry room includes a laundry sink and walk-in closet. The family room opens to a covered south and west-facing concrete patio downstairs. The lower level also includes 2 spacious bedrooms, a full bathroom, a workout area, a TV area, a secondary kitchen, and a large mechanical room. For entertainment, enjoy time with family and friends around your water fountain or in the private gazebo with surround sound and a fire pit. Grow your own organic food in the 12'x50' greenhouse with an ICF frost wall. The property also hosts the R FAMILY CHRISTMAS TREE FARM, featuring a 2019 office with forced air heat, 220v power, 1 bedroom, 1 3-pc indoor bathroom, and 1 2-pc bathroom with outside access. This area includes an ice-skating park, picnic shelter, and 14 acres of Christmas

trees, with approximately 400 trees sold in 2023. Additional income opportunities include:

- A fully upgraded 1976 mobile home, renting for \$1,500/month plus utilities.
- A 2017 60'x120' warehouse with two fully finished 60'x60' bays, in-floor hot water heat, 220v power, two 3-pc bathrooms, and two mezzanines, renting for \$2,800/month per side plus utilities and GST.
- 43 acres of cropland rented on a share basis.

Other support buildings include:

- A 1992 60'x60' shop with two 30'x60' fully finished bays, in-floor hot water heat on one side, roughed-in in-floor heat on the other, 220v power, a 2-pc bathroom, laundry, and a heated mezzanine man cave.
- A 1986 24'x26' attached garage, fully finished with forced air heat.
- Various storage sheds, including one perfect for pets with in-floor hot water heat, running water, and power.

This property is located close to the lake, offering swimming, boating, water skiing, ice fishing, snowmobiling, and cross-country skiing opportunities. You have to see it to believe it! Book a viewing today.