



34456 Range Road 23
Rural Red Deer County, Alberta

MLS # A2141881



\$1,399,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,959 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached, Driveway, Garage Door		
Lot Size:	153.00 Acres		
Lot Feat:	Brush, Front Yard, Many Trees, Pasture, See Remarks		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	28-34-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Pool Table, Desk in bungalow bedroom, washer (shop), Dryer (shop), all tv mounts (no tv's)

This incredible oasis (153 Acres (+/-)) is the one you have been waiting for! The parcel itself offers open pastures fenced & cross fenced for rotation grazing, with seasonal underground water lines to the troughs, outbuildings for tack, storage, and substantial treed areas, and an exceptional country residence. The owner created an amazing and thoughtful homestead in 2013 including a spectacular walk out bungalow (1,959 sq ft - so well kept it feels new) with an oversized double attached garage (966 sq. ft., heated, wired, insulated, 8'x12' doors, 12' ceiling, & a 7'x8' utility door), the perfect shop (40'x60'), + an additional double det. garage (22' x 24'). The main residence features: 12' vaulted ceiling, triple pane windows, central air, a covered wrap around deck (with gas line), luxury vinyl plank flooring, a chef's kitchen with SS appliances, granite counters, exceptional counter & cabinet space, large island w/vegetable sink, extensive pantry with custom roll out shelving and a media/desk area; a large dining area, peaceful living room w/gas fireplace, spacious primary bedroom with walk-in closet, access to your deck, gas fireplace & a luxurious 5-piece ensuite hosting dual sinks, soaker tub & steam shower, a 2nd bedroom with generous closet for guests or a home office (desk included), full laundry room, & a 4-piece family bath. Downstairs, the lower level is bright & inviting offering: in-floor heating, 9' ceiling, a large rec room (pool table included), a family room great for movie nights or simply relaxing by the wood burning fireplace, 2 generously sized bedrooms, a 4-pc bathroom with extra privacy, a large storage room, & access to your covered concrete patio complete with hot tub pad (prewired). The large heated shop is 40'x60'; with 2 overhead doors

(10’x10’ and 8’x18’), a private office, 100 amp electrical panel & a water tank to service the 3 piece bath & laundry. Other notable features include: a detached 22’ x 24’, addt’l outbuildings and seemingly endless opportunities to explore and enjoy. Enjoy country living with all the amenities nearby including Bowden, Glennifer Lake, Dixon Dam, Red Deer & a only one hour from Calgary! Book your private showing to discover how special this homestead really is!