



GRASSROOTS
REALTY GROUP

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36075 Range Road 281
Rural Red Deer County, Alberta

MLS # A2188321



\$1,800,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	4	Baths:	2 full / 1 half
Garage:	-		
Lot Size:	55.58 Acres		
Lot Feat:	Farm, Landscaped		

Heating:	-	Water:	Well
Floors:	-	Sewer:	Private Sewer
Roof:	-	Near Town:	Innisfail
Basement:	-	LLD:	1-36-28-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Canola, Hay, Mixed

Perfect location to start a HIGHWAY FRONTAGE BUSINESS! With over 1/2 mile of HIGHWAY 2 EXPOSURE between Red Deer and Innisfail, this 55+ acre parcel is perfect for the future investor. Lots of opportunities for COMMERCIAL DEVELOPMENT OR FUTURE SUBDIVISION. This PRESTIGIOUS, absolutely stunning custom built bungalow situated on 55.58 acres offers luxury, comfort and a large west facing backyard, walkout basement, huge triple pane windows, wood stove, granite counter tops, ICF foundation and a triple heated attached garage. The main floor welcomes you with a dramatic custom tiled entrance, formal dining room, huge open gourmet kitchen with central island, 6 burner gas range, double door dishwasher, custom cabinetry and a custom built-in fridge. The view from the living room overlooks the spectacular yard of fruit trees, blue spruce and the wheat/canola field depending on the year. The main level then takes you to the massive primary bedroom with a dream walk-in closet, gas fireplace, sunken vanity area, free standing remote controlled jetted tub and a separate steam/jacuzzi fiberglass shower with rain fall shower head. There is a mud room and a laundry room to complete the main floor. Downstairs you will find the walk-out basement invites all your entertainment needs with a media area, sitting area with a free standing wood stove, 3 additional bedrooms, 4 pc bath and underfloor heating. Moving outside, the 70x45 shop comes with a mezzanine level, washroom with its own separate septic system its own gas meter, 18ft ceilings, 220 volt, 17ft overhead door, heated, insulated and fully finished. The shop is built on concrete slab with 5 inches of Styrofoam underneath the slab. The triple attached heated garage is sloped to drain to the outside and features a underfloor heating system separate from the home and is fully finished. The

home has recently had new siding, furnace, hot water tanks, a/c, water softener, washer and dryer, some new windows (triple pane throughout), new metal roof which is a 29 gauge continuous commercial grade quality, new eaves troughs, garage doors, flashing, newly poured concrete parking pad, new railing on the deck and all new finishings around the windows and new outside lighting. This home is ONE OF A KIND. Many unique qualities and features. **There are options for a future subdivision potential in the SW corner of this property**