



GRASSROOTS
REALTY GROUP

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7031, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2193311



\$1,360,999

Division:	Gleniffer Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,665 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Low Maintenance Landscape		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: Co-operative

Floors: Carpet, Laminate, Tile

Sewer: Private Sewer

Roof: Asphalt

Condo Fee: \$ 373

Basement: Finished, Full

LLD: 25-35-3-W5

Exterior: Stone

Zoning: R-7

Foundation: Poured Concrete

Utilities: -

Features: Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: hood fan, fridge, counter-top-gas-stove, built-in-oven, built-in microwave, dishwasher, 2 bar fridges, washer, dryer, built-in-vacuum & attachments, window coverings, audio equipment, audio equipment stand, hot tub & accessories, bunk house, wood shelter, air-conditioner, garage door openers-2, garage door remote(s), kitchen table & chairs, 2-barstools, white couch, coffee table, 2- orange chairs, master bedroom bed, captain bed, 2 single beds, couch, coffee table & end tables, 2- rock speakers, all TV's & TV mounts

Nestled along the tranquil shores of Gleniffer Lake, this custom-built A-frame home in Phase 7, Lot 31 of the Gleniffer Lake Golf & Country Club epitomizes luxury & convenience. Occupying one of the resort's largest pie-shaped lakefront lots, the property features meticulously designed, maintenance-free landscaping with artificial turf, stone planters, & mature trees, ensuring privacy & eliminating the need for lawn care. The expansive covered deck offers panoramic lake views & includes a double-sided outdoor gas fireplace. A private hot tub area & fully fenced, maintenance-free decks further enhance the outdoor living experience. Additional structures, such as a bunkhouse shed & a woodshed—both powered & designed to match the home's Eldorado Stone exterior—add to the property's functionality & charm. The attached heated garage is equipped with epoxy flooring, in-floor heating, & hot & cold water. Inside, the home presents an exceptional layout tailored for empty nesters & professionals working remotely. A built-in desk with granite countertops & elegant floating shelves provides a dedicated workspace, while custom cabinetry throughout offers ample storage solutions. The main living area features an open floor plan with a stunning kitchen, highlighted by a floor-to-ceiling stone mantle fireplace, wide plank flooring, a wooden staircase, & a tongue-and-groove wood ceiling with recessed pot lights. An abundance of windows ensures breathtaking lake views from every angle. The lower level is designed for entertainment, boasting in-floor heating & a bar area complete with a sink and fridge. Beyond the home's luxurious features, residents become part of a vibrant, active community that appeals to all age groups throughout the year. The Gleniffer Lake Golf & Country Club offers a variety of recreational activities, including a challenging

9-hole golf course, multiple swimming pools, hot tubs, & a marina. The 13,000-square-foot clubhouse serves as a social hub, featuring a restaurant, lounge, fitness room, & games room. Year-round swimming is available, with an indoor heated pool & hot tub complemented by outdoor heated pools overlooking the lake. For boating enthusiasts, the resort boasts a private marina & boat launch, making it easy to explore the pristine waters of Gleniffer Lake. Tennis, basketball, pickleball, & beach volleyball courts, along with paved roads ideal for cycling and in-line skating. The community also hosts a variety of events & activities, such as yoga & aquasize classes, line dancing lessons, & a walking club. Seasonal events, including garage sales & the much-anticipated "Halloween in August" celebration, further enrich the community experience. For children, the resort offers watersports, beach days, movie nights, and pool parties, ensuring they have plenty of engaging activities during the summer months. Conveniently located just over an hour from Calgary & 40 minute drive from Red Deer.