



GRASSROOTS
REALTY GROUP

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217, 36078 Range Road 245 A
Rural Red Deer County, Alberta

MLS # A2193976



\$789,700

Division:	Rural Red Deer County		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,512 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.48 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, See Remarks, Views, Waterfront		

Heating:	High Efficiency, Forced Air, Wood Stove	Water:	Well
Floors:	Carpet, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	See Remarks	LLD:	6-36-24-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-6
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Sump Pump(s)		

Inclusions: STOVE, FRIDGE, DISHWASHER, WINDOW COVERINGS, WASHER/DRYER, FURNITURE (EXCLUDING SOME PERSONAL)PIER, BOAT LIFT

Welcome to this stunning 110' lake front home with breathtaking views, a multitude of amenities and 2226 sq ft of upgraded living space! As you enter, you'll be greeted by an open floor plan that seamlessly combines the kitchen and living and dining areas. The kitchen features beautiful granite countertops and newer appliances. The home boasts three bedrooms on the upper level, providing ample space for family and guests. The large master bedroom comes complete with a 3-piece ensuite and patio doors that open up to a deck, allowing you to enjoy the serene lake views. Downstairs, you'll find a spacious family room perfect for entertaining, along with a huge fourth bedroom equipped with two double bunks. The home is fully furnished, including a custom-built table and vanity, ensuring that you have everything you need to settle in comfortably. The garage has been converted into a workshop, ideal for the handyman or hobbyist. Additionally, there is a games room and a boat house by the lake, offering endless opportunities for recreation. A pier and boat lift are also included, allowing you to easily access the water and enjoy boating activities. One of the standout features of this property is the modern equipment room, which produces water of exceptional quality, suitable for bottling. The main living area and master bedroom are equipped with custom electric blinds, adding convenience and privacy to your living space. With so many incredible features and amenities, this lake front home has so much to offer. It's truly a place where you can relax, unwind, and create lasting memories. Don't miss out on the opportunity to discover all that this remarkable property has to offer.