



**GRASSROOTS**  
REALTY GROUP

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7082, 35468 Range Road 30  
Rural Red Deer County, Alberta

MLS # A2198909



**\$620,000**

Division:	Gleniffer Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	922 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Golf Cart Garage, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped, Lawn, Many Trees, Street Light		

**Heating:** Central, High Efficiency, Space Heater

**Water:** Private

**Floors:** Carpet, Linoleum, Vinyl Plank

**Sewer:** Private Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 4,426

**Basement:** Crawl Space, Finished, Full

**LLD:** 25-35-3-W5

**Exterior:** Stone, Vinyl Siding

**Zoning:** R-7

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Gas stove, refrigerator w ice maker, microwave with hood fan, bar fridge, dishwasher, washer, dryer, water softener, air conditioning unit, humidifier, fibre optics modem, bottled water dispenser, BBQ with 20-lb tank, window coverings, wooden work bench and shelving in garage, garage heaters (2), garage organizer mounts with hooks, garage control(s), pad with camera for remote monitoring and garage access when wifi connected, white vinyl pergola w 3 roller blinds, 2 fobs

Discover the ultimate lake lifestyle at 7082 Gleniffer Lake Resort—where luxury, comfort, and convenience come together in a beautifully low-maintenance home. From the moment you walk in, the modern open-concept design welcomes you with stylish high-end finishes and plenty of storage. A transferable new home warranty ensures your investment is protected, giving you complete peace of mind. At the heart of this home is a well-appointed kitchen, complete with a gas stove, microwave with a hood fan, a refrigerator with an ice maker, quartz countertops, and a walk-in pantry—perfect for effortless cooking and entertaining. A dedicated coffee bar adds a cozy touch, while the dishwasher makes cleanup a breeze, and the bar fridge keeps your drinks perfectly chilled. No matter the season, you’ll stay comfortable thanks to the high-efficiency furnace, central air conditioning, and humidifier. Outside, the attached “mini” garage spans the full width of a standard two-car garage with half the depth, providing an ideal space for a golf cart, bicycles, motorbike, or summer gear. This heated, drywalled space can also double as a workshop, fitness area, or private retreat. Step onto the elevated deck, perfect for your BBQ or smoker, and follow the half-flight of stairs down to a ground-level pergola with three roller blinds for adjustable shade and privacy. The fully fenced yard keeps both two-legged and four-legged family members safe, while the low-maintenance landscaping means more time for relaxation and fun. As a homeowner at Gleniffer Lake Resort, you’ll enjoy exclusive access to incredible amenities. Two included fobs grant entry to the clubhouse, featuring a year-round restaurant, indoor and seasonal outdoor pools, a hot tub, a fitness center, a seasonal restaurant and tennis/pickleball courts. Plus, the golf course and pro shop are just a

short golf cart ride away. This is more than just a home—it's your year-round getaway at Gleniffer Lake Resort. Don't miss this rare opportunity to make lake living your everyday reality!