



**GRASSROOTS**  
REALTY GROUP

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38302 Range Road 22  
Rural Red Deer County, Alberta

MLS # A2203217



**\$1,390,000**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,578 sq.ft.	Age:	2012 (13 yrs old)
Beds:	6	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	7.14 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Many Trees, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Vinyl Plank, Wood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	22-38-2-W5
Exterior:	Brick, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	ICF Block	Utilities:	-

**Features:** Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Chicken coop, garden boxes, Fridge and stove in the cottage, washer and dryer in the cottage, fridge in garage

Welcome to this exceptional acreage which offers an unmatched combination of luxury living, rental income potential, and serene country life. ALL just 10 kilometers west of Sylvan Lake. Set on a sprawling 7.14-acre parcel, this property features not just one, but two homes—an executive main residence and a secondary house that can be rented out or used as an Airbnb. With endless possibilities for outdoor activities, hobby farming, or simply enjoying nature. This property offers the best of both worlds—rural tranquility while still being close to the vibrant lake town’s amenities, recreational opportunities, and dining. 2 beds on the main floor as well as the laundry room, 1 bedroom with a bonus room in the upper level and its own bathroom for your convenience. Downstairs you will find 3 more bedrooms one with an ensuite and the shared bathroom that has a huge makeup counter for the girls in your life. To top it off there is an amazing theatre room for amazing family movie nights with a full pantry. This one is a must see!!