

**36075 Range Road 281
Rural Red Deer County, Alberta**

MLS # A2160180



\$1,979,750

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,038 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Front Drive, Garage Faces Front, Gravel Driveway, Triple		
Lot Size:	55.58 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Lawn, Landscaped, Many Trees, Private, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Tile	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	1-36-28-W4
Exterior:	ICFs (Insulated Concrete Forms), Silent Floor Joists, Vinyl Siding, Wood Framing	Zoning:	AG
Foundation:	ICF Block	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Kitchen Custom Refrigerator/Freezer, a 2 door Custom Dishwasher, Antique Style 6 Burner Natural Gas Range, Microwave, Newer Washer/Dryer w/pedistals, Freezer (In Mud Room), Security System.

EXECUTIVE ACREAGE adjacent to QE2 – 55.58 Ac. c/w 900 + meters (just over ½ mile) of highway frontage. Located on the north side of Antler hill & west side of QE2 between Innisfail and Red Deer. # 36075 – Range Road 281 this property is only 5 minutes from Innisfail and 10 minutes from Gasoline Alley on the south end of Red Deer. 2006 / 2007 construction and yard development - this property has all the extras you would expect from a premium high-end home that include walk-out basement, 45’x 70’ +/- shop and extensive yard site developments, etc. The home has ICF basement to ceiling exterior walls with 3652 sq ft +/- of developed living area: 2038 +/- sq ft on the main level and 1614 +/- sq ft on basement level. A 31’ x 36’ +/- attached garage compliments the dwelling. Unique property features include: ~Spectacular valley view c/w wrap-around east facing deck, ~Main floor layout: mud room entrance & access to attached garage, main floor laundry, back entry pantry, 2-piece bathroom, main front entrance, well-appointed open kitchen c/w many high-end features, dining room, living room c/w 3-sided N-Gas fireplace, large master bedroom c/w 5-piece ensuite & N-Gas fireplace. ~Lower-level layout: (3) bedrooms, 4-piec bathroom, exercise room, games room, family room c/w wood burning stove and ground level access, storage room, mechanical room, hot water floor heat, central A/C. ~ 2022 to 2024 upgrades / improvements, etc. too numerous to mention here. ~Workshop: 45’ x 70’ +/- c/w 18’ +/- ceiling, new (2022) - 16’ x 16’ +/- insulated overhead door c/w electric opener, 8’ x 16’ +/- mezzanine storage area, separate 100-amp service, washroom facilities, hot water floor heat, ~265 +/--mature spruce trees, ornamental trees, extensive landscaping, etc.,

~So many more details are available on realtor's web site!!!