

18, 39026 Range Road 275
Rural Red Deer County, Alberta

MLS # A2157297



\$874,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,733 sq.ft.	Age:	1972 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Parking Pad, RV Access/Parking		
Lot Size:	0.93 Acre		
Lot Feat:	Lawn, Landscaped, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	6-39-27-W4
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Fridge x 2, stoves x 2, dishwashers x 2, microwaves x 2, blinds, garage door opener & controls.

Spectacular acreage located only minutes from Red Deer in the Linn Valley subdivision. This large home has had several upgrades over the years and has an attached garage/ workshop that is 35'x60'. There are 2 separate living areas to this home. The one has a spacious living room with a rock faced gas fireplace, vaulted ceilings and patio doors out to a deck w/ glass/ aluminum railings. The kitchen has dark stained raised panel doors with granite countertops, full tile backsplash, stainless appliances and a huge island with eating bar. There are 2 bedrooms on the main floor, a beautiful bathroom with a custom tile/ glass steam shower, a 4 pce bath and a laundry area. The basement has a large family room with a wet bar, 1 more bedroom and lots of storage. The upstairs suite has a huge open area with 12' ceilings, the kitchen has dark stained maple cabinets, full tile backsplash, and stainless appliances. The bedroom is large with a 9' x 13' walk in closet. There is a 4 pce bath w/ custom tiled shower & soaker tub. The "den" is currently used as the kids bedroom. The shop has high ceilings and is 35x60, 12' front door and another single garage door in the rear. There is a car lift, epoxy floors and is heated. A major renovation/ addition was done on this home in 2017 including the exterior which is hardie board siding, windows, furnace, boiler, well, septic, roof, windows, and so much more. This home sits on a beautifully treed .93 acre lot that is very private. There are 3 out buildings and a 50x26 cement pad.