

3084, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2161024



\$289,000

Division:	Gleniffer Lake		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	787 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	Private
Floors:	Carpet, Laminate	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,286
Basement:	None	LLD:	25-35-3-W5
Exterior:	Mixed	Zoning:	R-7
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Negotiable

Welcome to your dream retreat in a vibrant gated golf and country club community! This adorable and cozy 2-bedroom cottage is perfectly situated to offer stunning views of the lush green fairways, all from the comfort of your large, east-facing deck. Imagine relaxing in your picture-perfect yard, complete with a patio, elegant wrought iron benches, a trellis that adds a touch of classic charm, and a firepit to enjoy warm summer nights under the stars. Built with quality in mind, this 2 x 6 constructed cottage features laminate flooring throughout the addition and a cozy corner fireplace in the vaulted family room, creating a warm and inviting atmosphere that's perfect for entertaining or simply enjoying a quiet evening at home. The vaulted primary bedroom is the perfect place to unwind, offering beautiful views of the golf course. The second bedroom is ideal for guests or a home office. The cozy, functional kitchen and eating nook include a lovely bay window overlooking the deck and golf course, making it the perfect spot to enjoy your morning coffee. But the charm doesn't stop at the front door—this wonderful community offers a wealth of amenities that cater to every lifestyle. Enjoy access to three refreshing pools, two relaxing hot tubs, a restaurant and lounge for dining and socializing, and a games and fitness room to keep you active. For outdoor enthusiasts, there's a private beach with a boat launch, a challenging 9-hole golf course, a par 3 mini links with disc golf, and tennis/pickleball courts. Plus, a general store provides all the essentials right at your doorstep. With all these incredible amenities and the cozy appeal of this charming cottage, this home is move-in ready, inviting you to start living the good life in this active and welcoming community. Whether you're an avid golfer, a water lover, or someone who simply appreciates a serene and picturesque setting, this home

has it all.