

36370 Range Road 265
Rural Red Deer County, Alberta

MLS # A2163687



\$889,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	2,672 sq.ft.	Age:	1981 (43 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Garage Door Opener, Gravel Driveway, Heated Garage, In		
Lot Size:	9.24 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Landscaped, Many Tre		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	19-36-26-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, GARAGE DOOR OPENER & CONTROL, BLINDS, FRIDGE IN SHOP, CHICKEN COUP, DOG HOUSE, HORSE SHELTER, AUTOMATIC WATERER

FULLY DEVELOPED 6 BEDROOM, 4 BATH 4 LEVEL SPLIT W/ A LARGE ADDITION ~ LOCATED ON 9.24 ACRES ~ TRIPLE GARAGE, 45' X 36' SHOP W/ A MEZZANINE & A BARN W/2 STALLS ~ OVER 2600 SQ. FT. ABOVE GRADE ~ Covered front porch with a wrap around deck welcomes you ~ Open concept main floor layout complemented by vinyl plank flooring offers a feeling of spaciousness ~ The living room features a picture window with views of the front yard ~ Easily host a large family gathering in the dining room that features another large window and opens to the kitchen ~ The kitchen boasts a well-designed layout featuring dark-stained cabinetry, generous counter space, highlighted by a grand island with a convenient eating bar, full tile backsplash, a window above the sink, and patio doors that open to a west-facing deck and a backyard surrounded by mature trees ~ The primary bedroom can easily accommodate a king bed and furniture, features sliding patio doors that open to a private balcony, plus ample closet space and a stylish 3 piece ensuite with a walk in shower ~ Two bedrooms, situated across from the primary bedroom, share a 4 piece bathroom perfect for family or guests ~ The expansive lower level family room is perfect for both relaxation and productivity, featuring a office/homework nook, large above grade windows and is anchored by a charming fireplace with a raised hearth, brick surround, and a mantle ~ Versatile fourth bedroom offers the perfect opportunity to create a dedicated home office or flex space ~ The laundry room features generous storage space and is adjacent to a handy two piece bathroom ~ Recently renovated, the expansive addition features high ceiling, stylish vinyl plank flooring, complemented by neutral paint colours and large windows, including patio doors leading to the backyard ~ Currently set up

as a home gym, this adaptable space can easily transform into a cozy family room, a vibrant entertainment area, or whatever suits your lifestyle ~ The fully finished basement, featuring large above grade windows for plenty of natural light, offers a fantastic media room, two bedrooms, and a three-piece bathroom with a walk-in shower, and a storage room offering plenty of space for your organizational needs ~ Step outside to explore 9.24 acres of picturesque land with a wealth of features; You'll find mature trees including high yielding fruit trees, triple detached garage with built in cabinets, a spacious shop with a mezzanine, a well-equipped barn with two stables, an automatic waterer, riding ring, and separate pastures ideal for horses or livestock, Additionally, there's a dog house and fencing for chickens and pigs, making this property a dream for anyone seeking a well-rounded outdoor lifestyle ~ This AG-zoned acreage is perfectly situated just minutes east of Penhold and approximately 15 minutes southeast of Red Deer allowing you to the space and tranquility of country living while remaining conveniently close to town amenities.