

38269 Range Road 13  
Rural Red Deer County, Alberta

MLS # A2165793



## \$799,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,311 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.46 Acres		
<b>Lot Feat:</b>	Few Trees, Front Yard, Lawn, Private		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** Well

**Floors:** Carpet, Hardwood, Linoleum, Vinyl

**Sewer:** Septic System

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full, Walk-Up To Grade

**LLD:** 15-38-1-W5

**Exterior:** Brick, Vinyl Siding

**Zoning:** AG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** yard shed, water well and hardware attached, septic system and hardware attached

Sylvan Lake &frac12; mile away! Welcome to this exceptional acreage property that perfectly blends the charm of country living with modern amenities. Nestled on 3.46 acres just south of Sylvan Lake, this stunning Bi-Level home features 4 bedrooms, 3 bathrooms, and a meticulously designed living space. The large, heated double garage adds convenience and comfort for any homeowner. As you step inside, you are welcomed by an open concept layout where spaciousness is enhanced by vaulted ceilings and large windows, flooding the home with natural light, enhancing the beauty of this well-designed space. The expansive east-facing deck is an ideal spot to enjoy your morning coffee or unwind in the evening. The kitchen, also oriented to capture the beauty of morning sunshine, offers ample counter space for all your cooking adventures and a pantry for additional storage. Whether you're hosting a dinner party or preparing a family meal, you'll find everything you need right at your fingertips. The finished basement provides additional room for relaxation and entertainment. Built in gas fireplace and freestanding wood stove in the huge recreation area creates a cozy atmosphere during the colder months, while radiant in-floor heat ensures comfort throughout the basement. The walk-up basement is perfect access to the expansive backyard, directly from the lower Recreational room. Conveniently located just minutes from Sylvan Lake's major shopping, lakeshore walkway, and beautiful beach, this property offers a natural oasis with privacy and a sense of seclusion. It's an ideal setting for outdoor gardening, barbecues, and enjoying activities with friends and family for years to come. This blend of comfort and nature on 3.46 acres is a rare gem in today's real estate market. Don't miss the opportunity to make this stunning property

your new home, where you can enjoy both the beauty of the area and the comfort of a well-designed residence. With original owners who have lovingly maintained this home, you'll find a warm and inviting atmosphere that is sure to capture your heart.