

#10, 35246 Range Road 283
Rural Red Deer County, Alberta

MLS # A2226867

\$780,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,323 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Double Garage Detached, Garage		
Lot Size:	3.11 Acres		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Linoleum, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	16-35-28-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Window Coverings, Washer, Dryer, Shed, Fire Pit

Nestled in a serene country setting just minutes from town, this fully finished walk-out bungalow offers the perfect blend of rural tranquility and modern convenience. Sitting on a quiet and private 3.11-acre lot with pavement right to the front door, this immaculate 4-bedroom, 3-bathroom home is in pristine condition inside and out. Surrounded by large mature trees, the property provides peaceful views and ample space for outdoor enjoyment. There's room at the back of the acreage for a few animals or a future shop, and two generously sized garages (27x20 and 29x23) offer plenty of storage or workspace. Step inside to find fresh paint throughout and a tastefully updated kitchen featuring painted cabinets, ample counter space, an island, pantry, a coffee bar, and a window over the sink overlooking the picturesque outdoors. The cozy main-floor living room boasts a wood-burning fireplace and expansive views of the countryside, while the adjacent dining area opens to a bright and airy 3-season sunroom. The west-facing covered back deck is the perfect place to unwind and enjoy sunsets. Downstairs, the walk-out basement leads to a beautiful stamped concrete patio, a dedicated hot tub area, and a charming "she shed," with an attached wood/storage shed and even a converted dog house under the sunroom for your furry friends. The spacious primary bedroom includes access to the back deck and plenty of room for furniture, complemented by a beautifully renovated 4-piece bathroom, a second bedroom, and a convenient 2-piece bath off the garage. The lower level features a warm and welcoming family room with a wood fire burning fireplace, two more sizable bedrooms, an updated 3-piece bath, a large laundry area, a dedicated office, and an abundance of storage. With so many thoughtful updates and inviting spaces throughout, this property is a rare

opportunity to enjoy country living with the comfort of a modern, well-maintained home.