

38280 Range Road 35  
Rural Red Deer County, Alberta

MLS # A2187505



## \$725,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,479 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	13.68 Acres		
<b>Lot Feat:</b>	Treed		

**Heating:** Forced Air, Natural Gas

**Water:** Well

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** Open Discharge, Septic Tank

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 18-38-3-W5

**Exterior:** Wood Frame

**Zoning:** AG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Laminate Counters, Pantry

**Inclusions:** NA

Welcome to this stunning 13.68-acre property featuring a beautifully finished True Line home built in 2009. This spacious residence boasts 1479 sqft, offering 4 bedrooms and 2.5 baths, perfect for families seeking room to grow. The double car attached garage is insulated and equipped with a mounted natural gas heater, providing comfort year-round. Enjoy a functional and spacious kitchen, convenient main floor laundry, and a bright living and dining area enhanced by south-facing windows. Step outside to a generous 42'x10' deck, complete with a gas attachment for your outdoor cooking needs. The fully finished basement features 2 additional bedrooms, a full bath, a rec room with a wet bar, and a cozy theater room, making it ideal for entertaining. With energy-efficient features including an energy-efficient furnace, in-floor heat in the basement, and hot water on demand, this home is both comfortable and economical. Located just 20 minutes southwest of Sylvan Lake, this property offers a perfect blend of country living and modern amenities.