

11, 38349 RR 270
Rural Red Deer County, Alberta

MLS # A2187686



\$949,000

Division:	Hawk Hills		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,932 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Drive Through, Driveway, Gara		
Lot Size:	3.57 Acres		
Lot Feat:	Lawn, Gentle Sloping, Many Trees, Yard Lights, Private		

Heating:	Central, Fireplace(s), Natural Gas, Wood Stove	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stone, Stucco	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas Connected, Phone, Sewer Cor
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, See Remarks		

Inclusions: AS IS

Tucked away in a serene and tranquil setting, this 3.5-acre parcel of land is the epitome of privacy and peace. Surrounded by nature, this property provides the perfect escape for those seeking a quiet retreat or the ideal location for privacy and peace of mind.. Step into this remarkable 4-bedroom home, where comfort meets modern elegance. Perfect for families or anyone who loves to entertain, this property offers spacious living areas and a kitchen that will leave you in awe. The open-concept living and dining areas are bathed in natural light, creating a warm and inviting atmosphere. A cozy wood stove in the living room adds a touch of charm and comfort. This gourmet kitchen is the heart of the home, thoughtfully designed with both functionality and aesthetics in mind. Outfitted with high end stainless steel appliances, including a gas range, and full stainless steel fridge and freezer. The adjacent dining area has a corner gas fireplace. Shielded by mature trees and natural landscapes, this property offers a sense of seclusion and tranquility that is hard to find. The property is enveloped in lush vegetation, providing a picturesque setting and a natural barrier from neighboring properties. The quiet environment, coupled with the sounds of nature, creates a soothing atmosphere perfect for relaxation and rejuvenation. Conveniently located near essential amenities while still feeling worlds away from the hustle and bustle. Easy access to nearby towns, schools, and services while maintaining the sense of being "off the grid ."Close to recreational opportunities such as hiking, birdwatching, or stargazing in the expansive Alberta skies. Picture yourself waking up to the sounds of birds chirping, enjoying your morning coffee in complete solitude, or hosting family gatherings in your own private oasis. This 3.76-acre parcel offers all that and more, with the freedom to design your lifestyle

just the way you've always envisioned. This rare, private property is a must-see for anyone seeking a peaceful escape with endless potential. Whether you're looking to build, relax, or explore, this secluded 3.5-acre retreat is ready to become your personal haven. Nestled in a family-friendly neighborhood, this home is close to schools, parks, shopping, and dining, offering the perfect combination of privacy and accessibility. This 4-bedroom home with its show-stopping kitchen is designed for both everyday living and entertaining. It's a space where cherished memories are made—cooking meals, hosting friends, and enjoying time with loved ones. Don't miss the chance to call this dream home your own!