

780-380-6207  
 meghan@meghanrobinson.net

36075 Range Road 281  
 Rural Red Deer County, Alberta

MLS # A2160180



**\$1,899,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,038 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Front Drive, Garage Faces Front, Gravel Driveway, Triple		
<b>Lot Size:</b>	55.58 Acres		
<b>Lot Feat:</b>	Back Yard, Farm, Front Yard, Lawn, Landscaped, Many Trees, Private, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	1-36-28-W4
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** Kitchen Custom Refrigerator/Freezer, a 2 door Custom Dishwasher, Antique Style 6 Burner Natural Gas Range, Microwave, Newer Washer/Dryer w/pedistals, Freezer (In Mud Room), Security System.

EXECUTIVE ACREAGE adjacent to QE2 &ndash; 55.58 Ac. c/w 900 + meters (just over &frac12; mile) of highway frontage. Located on the north side of Antler hill & west side of QE2 between Innisfail and Red Deer. # 36075 &ndash; Range Road 281 this property is only 5 minutes from Innisfail and 10 minutes from Gasoline Alley on the south end of Red Deer. 2006 / 2007 construction and yard development - this property has all the extras you would expect from a premium high-end home that include walk-out basement, 45&rsquo;x 70&rsquo; +/- shop and extensive yard site developments, etc. The home has ICF basement to ceiling exterior walls with 3652 sq ft +/- of developed living area: 2038 +/- sq ft on the main level and 1614 +/- sq ft on basement level. A 31&rsquo; x 36&rsquo; +/- attached garage compliments the dwelling. Unique property features include: ~Spectacular valley view c/w wrap-around east facing deck, ~Main floor layout: mud room entrance & access to attached garage, main floor laundry, back entry pantry, 2-piece bathroom, main front entrance, well-appointed open kitchen c/w many high-end features, dining room, living room c/w 3-sided N-Gas fireplace, large master bedroom c/w 5-piece ensuite & N-Gas fireplace. ~Lower-level layout: (3) bedrooms, 4-piec bathroom, exercise room, games room, family room c/w wood burning stove and ground level access, storage room, mechanical room, hot water floor heat, central A/C. ~ 2022 to 2024 upgrades / improvements, etc. too numerous to mention here. ~Workshop: 45&rsquo; x 70&rsquo; +/- c/w 18&rsquo; +/- ceiling, new (2022) - 16&rsquo; x 16&rsquo; +/- insulated overhead door c/w electric opener, 8&rsquo; x 16&rsquo; +/- mezzanine storage area, separate 100-amp service, washroom facilities, hot water floor heat, ~265 +/--mature spruce trees, ornamental trees, extensive landscaping, etc.,

~So many more details are available on realtor's web site!!!