



37473 Range Road 223
Rural Red Deer County, Alberta

MLS # A2119619



\$1,599,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,018 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	3
Garage:	Gravel Driveway, Heated Garage, Oversized, RV Access/Parking		
Lot Size:	162.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Private, Views,		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Other, Pump, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	27-37-22-W4
Exterior:	Composite Siding, Concrete, ICFs (Insulated Concrete Forms), Stone, Wood	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, All window coverings, all solar batteries and solar system, shed, greenhouse, all outbuildings

*****ONCE IN A LIFETIME OPPORTUNITY***** Own a slice of heaven! A serene 1/4 section (162 total acres) bordered by the Red Deer River Valley, with over 100 acres of forest / river valley / rugged hunting terrain with paths and hunting blinds throughout! Truly a breathtaking property very rarely available. Beautiful 2-storey fully finished custom home with open floor plan & walkout basement, 2 energy efficient wood fireplaces, custom repurposed fir flooring (repurposed from a grain elevator) & feature staircase (repurposed from an old barn), ICF foundation, recently upgraded KWP Eco Siding & metal roof. Home can be fully self-sufficient running off the expansive solar array on both the home and shop. Detached rustic wood-sided workshop with loft guest suite, detached 61x40 2-storey shop (19' wide x 40' deep drive-thru RV bay , 42' wide x 40' deep garage). Upper level in shop features huge rec room plus two large offices / hobby rooms (both with wood burning stoves) and multiple storage closets. Other outbuildings include garden & wood sheds. Featuring a plethora of wildlife too long to list - truly a hunter or nature enthusiasts paradise! Over 150 nest boxes for bird habitat! Trout pond stocked yearly, multiple km's of maintained bush trails, 300yd rifle range, garden boxes, tee box / mini range / sand trap for golf! 45 acres +/- of farmable land currently generating income. For the discerning buyer looking for privacy, solitude and their own private hunting grounds, this property is hard to beat!