

# FLOORPLAN

# 38212 RANGE ROAD 252



  
**Kim Fox**  
 REALTOR®  
 403-506-7552

  
**Roxann Klepper**  
 REALTOR®  
 403-872-4546

[www.rangeroad252.info](http://www.rangeroad252.info)

**\$2,500,000**



*Kim Fox*  
 REAL ESTATE TEAM



# CUSTOM FEATURES



Experience the ultimate acreage lifestyle in this stunning bungalow boasting incomparable high-quality finishes. With 30 beautiful acres of land and just a quick 10-minute drive to Red Deer, this property offers the perfect balance of tranquility and convenience. The 52x70 shop is perfect for any hobby or business venture, providing ample space for storage and work. The bungalow itself is a masterpiece, featuring top-of-the line finishes and luxurious details throughout.

This stunning property was designed with hosting in mind and is sure to impress your guests and provide a comfortable living experience for years to come. The Kitchen and Dining Area is impressive, with travertine backsplash and feature wall, stainless appliances (including an induction cook top), granite counters, an abundance of custom designed cabinetry, and a massive centre island that's perfect for displaying your appetizers and gourmet meals. To the side, a sitting area that's ideal for after-dinner chats, and a cozy Living Room with show-stopping wood burning masonry fireplace.

Additional spaces for entertaining include the lower level where you'll find a ton of space for games tables and a great wet bar area for serving up drinks. A home Theatre with 98" screen and surround sound system makes movie nights at home or game-watching nights an unforgettable experience. You can also host friends and family on the 1,000 Sq.Ft. West-facing back deck, built to last with the Wolf Decking System and finished with powder-coated aluminum rails and LED lights caps on each post. The backyard overlooks mature trees and Jones Creek, the perfect backdrop for a private oasis or summer get-together.

The main floor boasts 3 Bedrooms and 2.5 Baths, including the unbelievable Master that can easily house king-sized furniture. The Ensuite is truly a spa-like experience with dual vanities, walk-in tile shower with rainwater heads, built-in makeup vanity, and the most beautiful walk-in closet you can imagine with tons of cabinets to keep you organized. The main floor Laundry Room could also be converted to a 4th Bedroom if desired.

The attached 25x22 Garage and 15x22 Workshop provide space for parking or enjoying hobbies, but if that's not enough, the exceptional 52 x 70 heated shop is sure to please! Built with durable 2x8 studs and reinforced with 3/8 OSB Sheeting, the solid construction easily withstands harsh weather conditions. The finished interior boasts ample shelving, perfect for storing your essential equipment and tools. With two large 16x14 doors, you have plenty of space for loading and unloading goods, services, and equipment without any difficulty. The tin roof sheeted in metal adds an attractive element, while also enhancing durability and longevity.

There are few spots like this in Central Alberta, where you can sip your morning coffee while enjoying the sunrise, or host friends for a party and watch the sunset - all in a private, secluded location that is surrounded by nature. With every detail thought-out and no expense spared on the updates, this incredible main level living acreage is an investment worth making.

- Just 10 Mins to Red Deer
- Custom Stone Pillar & Electric Security Gate
- 15x22 Workshop on the Rear of Attached Garage
- 12x16 Storage Shed
- Updates to Electrical and Plumbing
- In-Floor Heat on Lower Level and Attached Garage/Workshop
- Wood Burning Masonry Fireplace
- Granite Counters
- Upgraded Stainless Appliances including Induction Cooktop
- Travertine Backsplash and Accent Wall in Kitchen/Dining Room
- Custom Cherrywood Millwork
- 200 Year Old Reclaimed Hardwood Floors
- Grouted Vinyl Tile Floors
- Triple Pane Low E Windows
- Hunter Douglas Window Treatments
- All New Light Fixtures
- Ensuite with Custom Tile Shower with Rainfall Shower Heads
- Walk-in Master Closet with Abundant Cabinets and Built-in Vanity
- Solid Core Interior Doors
- Main Level Laundry Room could be covered to 4th Bedroom
- Wet Bar on the Lower Level
- Theatre Room has 98" Screen and Surround Sound System
- West-Facing 1,000 Sq.Ft. Wolf-Brand Deck with Powder Coated Aluminum Railings and LED Light Caps on Posts
- Exterior Sound System
- East-Facing Front Patio Area for Enjoying the Sunrise
- Mature Trees in Front have Sprinkler System
- Backing onto Jones Creek
- Detached Shop has Bathroom, Radiant Gas Heaters, and 2 - 16x14 Overhead Electric Doors
- Water Well Provides 55 GPM
- New Furnaces
- New Hot Water Tank

BEDROOMS	3
BATHROOMS	3.5
TAXES	\$4,577
YEAR BUILT	1986
LOT AREA	31.60 ACRES

ABOVE AREA (SQ.FT.)	3,139
TOTAL FIN. AREA (SQ.FT.)	4,237
ATT. GARAGE	25X22
OUTBUILDING	52X70 SHOP

