

**38425 Range Road 284**  
**Rural Red Deer County, Alberta**

**MLS # A2164824**



**\$1,399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,588 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Triple Garage Detached		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Front Yard, Many Trees		

<b>Heating:</b>	Boiler	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	28-38-28-W4
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Fridge/Freezer, Stove, Dishwasher, microwave, Washer, Dryer, fridge downstairs, dishwasher downstairs, Pergola andswinging chairs, all window coverings, garage door openers and 4 remotes

Step into unparalleled luxury and privacy with this 5,300+ sq.ft. estate, situated on 2.99 acres of lush, tree-lined land&mdash;minutes from Red Deer and Sylvan Lake. This haven offers exclusivity, convenience, and fine details. Elegance is evident throughout, from the 10-inch baseboards and crystal door handles to the hardwood floors. The main level is designed for entertaining, featuring a formal dining room with a tray ceiling, a double-sided fireplace connecting the living and family rooms, and vaulted ceilings. The gourmet kitchen includes a quartz island, poplar cabinetry, a built-in fridge/freezer combo, and a butler&rsquo;s pantry. Adjacent is a breakfast nook, perfect for casual dining and overlooking the deck and rear yard. Imagine hosting large gatherings or festive Christmas soirees; you have ample space to create magical moments and stunning decor (think a Christmas tree in every room!). The upper level is a retreat with a luxurious primary suite. The 5-piece ensuite includes dual sinks, a soaker tub, a walk-in shower, and a make-up vanity. The walk-in closet features custom built-ins, including a center island with drawer space. A second bedroom with its own ensuite ensures privacy, while the upper office (which could be used as a Bedroom) provides an ideal work-from-home setup with stunning mountain views. You could also use the space as a cozy Den/Bonus Room. The laundry room adds convenience. The walk-out lower level is perfect for leisure, featuring a spacious rec room with a gas fireplace and a wet bar with a full-size fridge and dishwasher. One additional bedroom offers flexibility, and the multi-purpose room can be a home theatre, office, or craft studio. Dedicated storage on this level accommodates all your off-season items and decor, keeping everything organized and accessible. Outside, enjoy your oasis with a custom firepit area, featuring a pergola

with swing seating. The expansive garden space and Duradeck deck with a pergola are perfect for entertaining. The attached double garage and a 40x32 shop with roughed-in in-floor heating offer space for classic cars, motors, boats, or other hobbies. The home includes an energy-efficient boiler heating system with in-floor heat on every level, ensuring year-round comfort. Conveniently located between Hwy 11 and Hwy 11A, this home provides easy access to Red Deer and Sylvan Lake for work, shopping, and activities. Plus, with Hwy 2 just a short drive away, Calgary or Edmonton are within reach. More than a residence&mdash;this home is a statement of luxury, privacy, and refined living. For those who love to entertain, travel, and enjoy life&rsquo;s finer things, this estate is your perfect match.