



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
 pelchatsold@gmail.com

**38139 Range Road 265**  
**Rural Red Deer County, Alberta**

**MLS # A2113963**



**\$1,950,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,376 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Additional Parking, Heated Garage, Oversized, Quad or More Detached, Work		
<b>Lot Size:</b>	7.54 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Private		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Concrete	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	8-38-26-W4
<b>Exterior:</b>	ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity, Natural Gas, Phone

**Features:** Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Shop overhead door remotes (2), Shop Refrigerator, Shop Stove, shop dishwasher

Experience Unparalleled Luxury in This Executive Home. Welcome to a truly stunning property that embodies luxury and comfort in every detail. This magnificent executive home boasts over 5,100 square feet of exquisite living space, offering breathtaking views in every direction. The beautifully manicured yard, fully paved driveway, and ample parking add to the property's grandeur. The home features exceptional quality, with full ICF block construction and concrete heated floors on all levels, ensuring cozy warmth even in a residence of this size. Since 2016, the exterior of the home has been meticulously updated, enhancing its appeal and durability. In addition to the main residence, you'll find a 50' x 100' commercial shop, perfect for a range of projects. This versatile space includes its own kitchen, washroom, office, and parts rooms. The property also boasts a 20' x 40' greenhouse, ideal for cultivating plants and enjoying year-round gardening. The lush yard features a variety of berry trees and a dedicated asparagus bed, adding both beauty and functionality to the outdoor space. Don't miss the chance to see this exceptional property for yourself. Explore the pictures, drone footage, and virtual tour to fully appreciate what this home has to offer. Contact your favorite Realtor to schedule a showing today! A pre-listing home inspection is available with a successful offer.