

# \$1,199,900 - 37440 Range Road 264, Rural Red Deer County

MLS® #A2184225

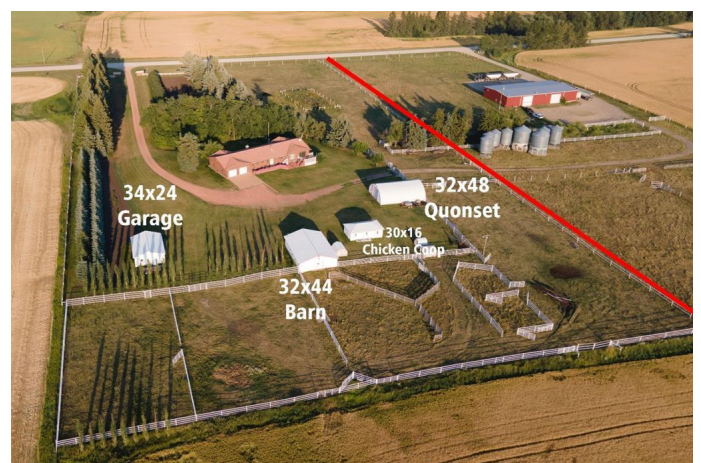
**\$1,199,900**

5 Bedroom, 6.00 Bathroom, 2,993 sqft  
Residential on 8.99 Acres

NONE, Rural Red Deer County, Alberta

If you've been looking for the perfect hobby farm or equestrian/livestock acreage, this could be the one! Situated just minutes to Red Deer, this substantially treed and private 8.99 acre parcel is fully fenced and cross fenced with steel pipe fencing, a 32x44' barn with stalls, 32x48' quonset, 30x16' chicken coop, and 34x24' garage building, all with concrete floors. There's also a massive home offering just under 6000 square feet of total living space with beautiful mountain views to the West, with 5 bedrooms, 5 bathrooms, and a 29x40' attached heated garage w/ floor drains.

This expansive bungalow offers huge entertaining spaces, vaulted ceilings, large windows throughout, and has been immaculately cared for by the original owners who had it custom built. Recent upgrades include all poly b replaced, new septic mound, quartz counter tops in the kitchen, a renovated ensuite with large air tub, renovated main bath with a stunning tiled shower, two brand new A/C units, many new windows, and more. The basement is equipped with a massive family room and rec room space, as well as a second kitchen which could be perfect for farm hands or live in nannies. Back outside, all of the out buildings have newer matching siding and metal roofs. The 32x48' quonset has a 12x14' overhead door with 13' ceilings inside, and has its own electrical panel. The 32x44' barn has two 8x8' overhead doors for access, 3 stalls, a



birthing stall, milking area, and tool/equipment storage. The interior could easily be re-arranged to accommodate up to 7 stalls depending on your needs, and there is water and full power available in the building. The 34x24' garage offers sliding doors and is perfect for equipment storage, and this building also has its own electrical panel. The chicken coop has not been used in a number of years. There are a total of 3 wells on the property, with 3 waterers available for livestock, and all power for the house and outbuildings has been trenched underground. The pipe fencing for the pastures was originally used for Buffalo and was built to last. This property enjoys beautiful views to the West and can see the city lights and mountains on clear days. This beautiful property must be seen to be fully appreciated!

Built in 1988

### **Essential Information**

MLS® #	A2184225
Price	\$1,199,900
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	2,993
Acres	8.99
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	37440 Range Road 264
Subdivision	NONE

City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1J7

### **Amenities**

Parking Spaces	10
Parking	Heated Garage, Off Street, Concrete Driveway, Oversized, Quad or More Attached, RV Access/Parking, Triple Garage Detached
# of Garages	4

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Ceiling Fan(s), Sauna, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Induction Cooktop
Heating	Forced Air, Natural Gas, Hot Water, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Entrance, Storage
Lot Description	Garden, Landscaped, Private, Rectangular Lot, Treed, No Neighbours Behind
Roof	Clay Tile
Construction	Stucco, Wood Frame, Brick
Foundation	Wood

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	13
Zoning	AG

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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