

34156 Range Road 270  
Rural Red Deer County, Alberta

MLS # A2135619



**\$1,775,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,271 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Garage Door Opener, Gravel Driveway, Heated Garage, Oversized, Triple Ga		
<b>Lot Size:</b>	79.57 Acres		
<b>Lot Feat:</b>	Farm, Front Yard, No Neighbours Behind, Landscaped, Seasonal Water, Man		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	Septic Field, Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	12-34-27-W4
<b>Exterior:</b>	Concrete, Post & Beam, Stucco, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** Hot Tub.

Welcome to this beautiful 79.57 ACRE equine set up, perfect for horses, cattle, and country living! Located in the peaceful countryside of Red Deer County, within 22 mins to Bowden AB and 32 mins to Olds AB. Discover the ultimate rural lifestyle with this near 80-acre farm, fully equipped to meet the needs of horses, cattle, and other livestock. This property is turnkey and offers everything you need to embrace country living while maintaining modern comforts. Enjoy the openness of a 3271 sq home designed for family living. With 4 bedrooms and 3 bathrooms and a basement ready for your development imagination, this home provides ample space for everyone. The functional kitchen is perfect for preparing hearty meals, while the large living area is great for family gatherings and relaxation. With two bedrooms on the main floor, with and ensuite bathroom, main level living is achievable with this layout! Step out onto the covered front porch or the rear oversized composite deck and take in the breathtaking views of your expansive pastures and the serene creek that runs through the property. The back yard is perfect for your future garden to GROW YOUR OWN FOOD with great wind blockage from the North. With all the mature trees and singing birds, these outdoors surely will not disappoint. The home combines rustic charm with modern amenities, ensuring a comfortable and welcoming environment. Whether you're an avid equestrian or just enjoy riding for leisure, the indoor arena, outdoor arena, and round pen are all standout features that you will love and enjoy. The arena is comfortable, well-lit, and connects right to the barn, making it ideal for all your equestrian activities and training. The well-maintained barn and paddock system is set up specifically for horses and cattle, providing safe and efficient spaces for your animals. Automatic waterers to all the paddocks

ensure your livestock always have access to fresh water, and the barn offers ample storage for feed, tack, and equipment. The paddocks are robust and practical, facilitating easy management of your horses and cattle. The close to 80 acres of land are divided into lush pastures, perfect for grazing. The creek running through the property not only adds to the scenic beauty but also serves as a natural water source for your animals. The fertile land is ideal for grazing livestock and the pastures are well-fenced, ensuring the safety and security of your livestock. Embrace the quiet, rural lifestyle while remaining close to town amenities. This property offers the peace and tranquility of country living with the added benefit of easy access to urban amenities. Enjoy the best of both worlds. The area is known for its strong sense of community and support for agricultural activities, making it the perfect place to settle down and pursue your rural dreams. For more info and to schedule a tour, please reach out or contact your favourite realtor and come see why this property is perfect for your country living dreams!