

34446 Range Road 21  
Rural Red Deer County, Alberta

MLS # A2163722



**\$2,299,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,939 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Garage Fac		
<b>Lot Size:</b>	150.00 Acres		
<b>Lot Feat:</b>	Pasture		

<b>Heating:</b>	Boiler, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Marble, Tile, Vinyl Plank	<b>Sewer:</b>	Engineered Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	26-34-2-W5
<b>Exterior:</b>	Composite Siding, Manufactured Floor Joist, Silent Floor Joists, Stone	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Introducing your dream oasis nestled on 150 sprawling acres of picturesque Alberta landscape. This beautiful home is just a scenic drive away from urban amenities such as Cross Iron Mills and Red Deer at only 30 minutes drive. This meticulously crafted estate was built as a forever home where no detail has been spared. This haven offers rural living with modern conveniences, ideal for the discerning homeowner seeking a sustainable and self-sufficient lifestyle. The property boasts 5 spacious paddocks, 3 stock waterers, and animal shelters with tack room &ndash; everything you need to embrace country living from day one. Step inside to discover the grand entrance leading you into 10-foot ceilings on the main floor. Entertain with ease in the chef's dream kitchen, complete with wood cabinetry, cast iron sinks with quartz countertops, and top-of-the-line appliances; including a chef's gas range with pot filler and double wall ovens, built in microwave drawer, 2 dishwashers and a beverage cooler. The spacious dining areas and cozy living room with a wood-burning fireplace create the perfect ambiance for gatherings. The main floor also features two private offices, ideal for remote work or as versatile spaces for your lifestyle needs. Upstairs, a spacious family room awaits, offering access to a balcony. Retreat to the luxurious master suite, featuring patio doors to the balcony and a spa-like ensuite. Three additional bedrooms provide ample space for family or guests, while the secondary laundry room adds convenience. The fully developed basement is an entertainer's paradise, boasting in-floor heating, a large wet bar, two expansive family spaces, a workout room, and two guest bedrooms &ndash; perfect for hosting gatherings. Outside, a heated 50x40 shop with oversized doors for equipment and an 18x20 insulated 'she shed' offer endless possibilities for hobbies and

storage. With quality craftsmanship and countless upgrades throughout, this custom-built retreat is more than just a home &ndash; it's a legacy to be cherished for generations to come.