

# \$1,229,000 - 36102 Range Road 272, Rural Red Deer County

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MLS® #A2221013

**\$1,229,000**

5 Bedroom, 3.00 Bathroom, 2,920 sqft  
Residential on 4.99 Acres

NONE, Rural Red Deer County, Alberta

Welcome to your personal slice of peace and quiet with views that will leave you breathless! Youâ€™ll fall in love with this property from the moment you see it. Just 15 minutes south of Red Deer, this custom built Sorento Home is a two storey on 4.99 acres. The roof lines, layout, quality of materials and craftsmanship are second to none. Designed with your family in mind, it combines functionality and elegance with a touch of simplicity. With more than 2900 sq.ft of living space, a triple heated garage, open concept main floor and a design you wonâ€™t find anywhere else this home is everything you're looking for and more. The building materials include Hardy board composite siding, metal with strong wood accents. Open your oversized front door and escape from the real world into your dream oasis. An inviting foyer leads into the living room with soaring ceilings complimented by a gas fireplace. Off the living room is the first of 5 bedrooms, currently used as an office. The living room seamlessly flows into a large dining room. Off the dining room are sliding doors to your west facing composite deck where youâ€™ll sit and enjoy fresh air and sunshine with unmatched views. Through the dining room is the kitchen of your dreams! An abundance of granite countertops is waiting for you to bake, food prep and host. Thereâ€™s an under-counter kitchen sink, large island, 6 burner gas stove, second built in oven, walk



through pantry and a combination of floating shelves and white cupboards to have you feeling like you're living in a magazine. Did we mention high end Fulgor Milano appliances, soft close drawers and cupboards and the west facing window over the sink? Enjoy sunsets or watch the kids from every room. The main floor has a 2 piece bathroom with locker room/storage for everyone. The clean and tidy utility room is at the end of the hall, leading to your triple attached garage. Shelving, 220V hookup and space for your vehicles and toys is waiting. Upstairs are 4 more bedrooms and more windows. The stairs lead to a bonus room, where glass separates the two living rooms for privacy and sound block. Down the hall is the impressive laundry room with a folding table, sink, cupboards and large window. If sunsets, storm watching or both are your thing, the large and inviting primary room gives you windows that make that possible 365 days a year. A clean and classy 4 piece ensuite leads to your own walk-in closet. Down the hall are 3 more great sized bedrooms. Outside is your west facing backyard with sitting area for nights around the fire, a playground area, 12 raised garden beds with irrigation. There's a garden shed and chicken coop too...chickens stay if you'd like. Looking for classy country living? This is 'THE ONE'! Other features: Invisible dog fence around entire property, Infloor heat in garage, Crawl space, Dual Zone climate control, 2 HWTs, planted garden, Road maintenance, second panel for a generator, hot and cold water in garage, upgraded materials throughout.

Built in 2018

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | A2221013    |
| Price  | \$1,229,000 |

|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 2,920                            |
| Acres          | 4.99                             |
| Year Built     | 2018                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 36102 Range Road 272  |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4G 0E3               |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Attached |
| # of Garages | 3                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Chandelier, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Basement          | None   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Playground, Private Yard, Storage |
|-------------------|---|

|                 |  |
|-----------------|--|
| Lot Description | Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours Behind, Private, Views |
| Roof            | Asphalt Shingle  |
| Construction    | Composite Siding, Metal Siding   |
| Foundation      | Poured Concrete  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 35             |
| Zoning         | AG             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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