



DJ Golden
REAL ESTATE

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7039, 35468 Range Road 30
Rural Red Deer County, Alberta

MLS # A2204047



\$865,000

Division:	Gleniffer Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,543 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Close to Clubhouse, Greenbelt, Irregular Lot, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air	Water:	Private
Floors:	Hardwood, Tile	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 4,426
Basement:	Finished, Full	LLD:	25-35-3-W5
Exterior:	Cement Fiber Board, Stone	Zoning:	R-7
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: All indoor and exterior furniture, kitchen contents, fridge, microwave with hood fan, gas stove, dishwasher, bbq, firepit

Welcome to Lot 7039 in sought-after Gleniffer Lake Resort — where lakeside living blends beautifully with comfort and style. Step inside and you'll find an open-concept kitchen, dining, and living space designed for effortless entertaining. The living room showcases a striking two-storey fireplace that naturally draws the eye upward. The modern kitchen is both functional and elegant, featuring sleek countertops, under-cabinet lighting, stainless steel appliances, and generous storage. Dine casually at the island, gather around the dining table, or take the party outdoors with seating for eight or more under the open sky. Expansive windows frame scenic views of Gleniffer Lake, filling the home with natural light. Downstairs, the spacious family room easily seats eight or more — the perfect setting for movie nights or friendly games. Enjoy peaceful mornings with coffee on the charming front veranda, or sip afternoon cocktails on the wrap-around back deck while soaking in the lake view. This property offers three inviting bedrooms — one on the main floor and two upstairs — plus a cozy den on the lower level, offering plenty of room for family and guests. Each floor is complete with a large, well-appointed bathroom for everyone's comfort. The property also features parking for three vehicles on the driveway and additional space in the single-car garage. As part of Gleniffer Lake Resort, you'll have access to exceptional amenities: golf, boating, pools, hot tubs, a fitness centre, playgrounds, an on-site restaurant, and more. Whether you're lounging on the beach, enjoying a round of pickleball, or exploring the community, this is lakeside living at its finest. Don't miss your chance to make lake life a reality!

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