

\$1,599,900 - 37473 Range Road 223, Rural Red Deer County

MLS® #A2212210

\$1,599,900

3 Bedroom, 3.00 Bathroom, 2,018 sqft
Residential on 162.00 Acres

NONE, Rural Red Deer County, Alberta

ONCE IN A LIFETIME OPPORTUNITY

Own a slice of heaven! A serene 1/4 section (162 total acres) bordered by the Red Deer River Valley, with over 100 acres of forest / river valley / rugged hunting terrain with paths and hunting blinds throughout! Truly a breathtaking property very rarely available. Beautiful 2-storey fully finished custom home with open floor plan & walkout basement, 2 energy efficient wood fireplaces, custom repurposed fir flooring (repurposed from a grain elevator) & feature staircase (repurposed from an old barn), ICF foundation, recently upgraded KWP Eco Siding & metal roof. Home can be fully self-sufficient running off the expansive solar array on both the home and shop. Detached rustic wood-sided workshop with loft guest suite, detached 61x40 2-storey shop (19' wide x 40'™ deep drive-thru RV bay, 42' wide x 40'™ deep garage). Upper level in shop features huge rec room plus two large offices / hobby rooms (both with wood burning stoves) and multiple storage closets. Other outbuildings include garden & wood sheds. Featuring a plethora of wildlife too long to list - truly a hunter or nature enthusiasts paradise! Over 150 nest boxes for bird habitat! Trout pond stocked yearly, multiple km's of maintained bush trails, 300yd rifle range, garden boxes, tee box / mini range / sand trap for golf! 45 acres +/- of farmable land currently generating income. For the discerning buyer



looking for privacy, solitude and their own private hunting grounds, this property is hard to beat!

Built in 2008

Essential Information

MLS® #	A2212210
Price	\$1,599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,018
Acres	162.00
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	37473 Range Road 223
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

Amenities

Amenities	Laundry, RV/Boat Storage
Utilities	Electricity Available, Natural Gas Available
Parking Spaces	6
Parking	Heated Garage, Oversized, Gravel Driveway, RV Access/Parking

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Great Room, Living Room, Stone, Wood Burning, Free Standing, Glass Doors, Insert
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage, Fire Pit, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Fruit Trees/Shrub(s), Landscaped, Private, Views, Wooded, Creek/River/Stream/Pond
Roof	Metal
Construction	Composite Siding, Concrete, Stone, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2025
Days on Market	6
Zoning	AG

Listing Details

Listing Office	CIR Realty
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