\$865,000 - 7039, 35468 Range Road 30, Rural Red Deer County

MLS® #A2204047

\$865,000

3 Bedroom, 3.00 Bathroom, 1,543 sqft Residential on 0.09 Acres

Gleniffer Lake, Rural Red Deer County, Alberta

Welcome to Lot 7039 in sought-after Gleniffer Lake Resort â€" where lakeside living blends beautifully with comfort and style. Step inside and you'II 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 â€" 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 â€" one on the main floor and two upstairs â€" plus a cozy den on the lower level, offering plenty of room for family and quests. 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'II 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!

Built in 2017

Essential Information

MLS® # A2204047 Price \$865,000

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,543

Acres 0.09

Year Built 2017

Type Residential Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 7039, 35468 Range Road 30

Subdivision Gleniffer Lake

City Rural Red Deer County

County Red Deer County

4

Province Alberta
Postal Code T4G 0M3

Amenities

Amenities Beach Access, Boating, Clubhouse, Coin Laundry, Dog Park, Fitness

Center, Colf Course, Indoor Pool, Outdoor Pool, Parking, Playground, Racquet Courts, Recreation Room, RV/Boat Storage, Spa/Hot Tub,

Snow Removal, Trash, Visitor Parking

Parking Spaces

Parking Pad, Single Garage Attached

of Garages 1

Interior

Interior Features Ceiling Fan(s), Chandelier, Vinyl Windows, Kitchen Island, No Smoking

Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In

Closet(s)

Appliances Central Air Conditioner, Built-In Gas Range, Dishwasher, Dryer,

Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Fireplace(s)

Cooling Central Air, Full

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features Barbecue, Fire Pit

Lot Description Close to Clubhouse, Greenbelt, Irregular Lot, Low Maintenance

Landscape

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone

Foundation Poured Concrete

Additional Information

Date Listed March 24th, 2025

Days on Market 221 Zoning R-7

Listing Details

Listing Office Coldwell Banker Ontrack Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.