\$900,000 - 7039, 35468 Range Road 30, Rural Red Deer County

MLS® #A2204047

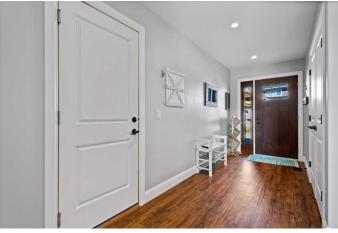
\$900,000

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 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, youâ€[™]II have access to exceptional amenities: golf, boating, pools, hot tubs, a fitness centre, playgrounds, an on-site restaurant, and more. Whether youâ€[™]re lounging on the beach, enjoying a round of pickleball, or exploring the community, this is lakeside living at its finest. Donâ€[™]t miss your chance to make lake life a reality!

Built in 2017

Essential Information

| MLS® # | A2204047 |
|----------------|-------------|
| Price | \$900,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,543 |
| Acres | 0.09 |
| Year Built | 2017 |
| Туре | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| 7039, 35468 Range Road 30 |
|---------------------------|
| Gleniffer Lake |
| Rural Red Deer County |
| Red Deer County |
| Alberta |
| T4G 0M3 |
| |

4

Amenities

Amenities Beach Access, Playground, Visitor Parking, Boating, Clubhouse, Coin Laundry, Dog Park, Fitness Center, Colf Course, Indoor Pool, Outdoor Pool, Parking, Racquet Courts, Recreation Room, RV/Boat Storage, Spa/Hot Tub, Snow Removal, Trash

Parking Spaces

| Parking # of Garages | Single Garage Attached, Parking Pad 1 |
|-------------------------|--|
| Interior | |
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Ceiling Fan(s), Chandelier, Vinyl Windows, Quartz Counters |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Built-In Gas Range |
| Heating | Fireplace(s), Forced Air |
| Cooling | Central Air, Full |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, 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 | 130 |
| 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.