# \$1,449,000 - 37562 Range Road 275, Rural Red Deer County

MLS® #A2227231

## \$1,449,000

5 Bedroom, 4.00 Bathroom, 2,684 sqft Residential on 5.06 Acres

Broderson, Rural Red Deer County, Alberta

Welcome to your peaceful private retreat just minutes from the city! This meticulously maintained, one-owner home sits on 5 acres of quiet, treed land and offers exceptional comfort and charm throughout. Inside, you'll find Douglas Fir trim and baseboards, light maple hardwood floors, abundant natural light, and a neutral, modern palette.

Off the front foyer is a large walk-in coat closet and open staircase leading to the second floor. The living room features a tiled fireplace with wood surround and cozy window reading nook. Beam detailing subtly defines the adjoining dining area. The gourmet kitchen is a chef's dream, boasting granite countertops, a large island, Bosch double wall ovens, panel-front fridge, maple cabinets, built-in hutch, under-cabinet lighting, and tile backsplash. The adjoining great room impresses with a full wall of built-in bookshelves, ceiling high stone fireplace, vaulted ceilings, and access to the screened-in sunroom also with a ceiling high stone, wood-burning fireplaceâ€"perfect for relaxing year-round. A 2-pc bathroom and well-equipped laundry room with sink and storage are located nearby. The main-floor primary suite offers access to a private deck, an abundance of windows, vaulted ceiling, built-in cabinetry, and a luxurious 4-pc ensuite with tiled multi-head shower, Italian marble







floors, granite countertops, his-and-her vanities, two walk-in closets with organizers, and a private water closet. Upstairs, is a cozy reading corner adjacent to another massive bookshelf, along with two spacious bedrooms (one with a walk-in closet), and a 4-pc bathroom featuring granite countertop, marble floors and a rounded tub/shower combo. The basement offers a large family room, two more bedrooms, a 4-pc bathroom, theatre room with surround sound and screen, and two large storage rooms with built-in shelving. The utility room houses fan coil system heated by a boiler, water softener and reverse osmosis system. Quality features include heated floors in basement and main floors, vinyl Low-E argon-filled windows, solid wood doors, granite throughout, and Italian marble floors in all bathrooms. Step outside to a large deck overlooking beautifully landscaped grounds and mature trees offering privacy and shade. The property also includes a triple car garage (31â€<sup>TM</sup>x22â€<sup>TM</sup>), a 17â€<sup>TM</sup>x22â€<sup>TM</sup> workshop with 3-pc bath, and a 9'x12' smaller garage ideal for lawn equipment or a golf cart. Think of the possibilities with this property!

#### Built in 1998

#### **Essential Information**

MLS® # A2227231 Price \$1,449,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,684

Acres 5.06

Year Built 1998

Type Residential

Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

## **Community Information**

Address 37562 Range Road 275

Subdivision Broderson

City Rural Red Deer County

County Red Deer County

Province Alberta
Postal Code T4S 2B2

#### **Amenities**

Parking Golf Cart Garage, Triple Garage Detached

# of Garages 3

### Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Granite Counters,

Kitchen Island, Open Floorplan, See Remarks, Storage, Sump Pump(s),

Vinyl Windows, Walk-In Closet(s), Bookcases, Master Downstairs

Appliances Built-In Refrigerator, Dishwasher, Garage Control(s), Stove(s),

Washer/Dryer, Window Coverings, Built-In Oven, Water Conditioner

Heating Boiler

Cooling Central Air

Fireplace Yes

# of Fireplaces 3

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Private, See Remarks, Many Trees

Roof Asphalt Shingle

Construction Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 2nd, 2025

Days on Market 12

Zoning R-1

# **Listing Details**

Listing Office RE/MAX real estate central alberta

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