

# \$1,200,000 - 112, 36078 Range Road 245a, Rural Red Deer County

MLS® #A2215707

**\$1,200,000**

5 Bedroom, 4.00 Bathroom, 2,563 sqft  
Residential on 2.00 Acres

NONE, Rural Red Deer County, Alberta

SELLING WAY BELOW APPRAISED VALUE ON FILE. ACREAGE-STYLE LAKE LIVING. Reserved Auction June 24th-26th. Rare 2.00 +/- acre property with a stunning executive walk-out bungalow – 5 bedrooms, 3.5 bathrooms and luxury at every turn! Parklike landscaping, water features and a world-class resort vibe set the stage. Built with energy-efficient ICF block foundation and walls, this home features a chef's kitchen with petrified wood and granite sinks, double-edged granite counters and custom distressed cabinetry. The living room showcases a sleek linear fireplace surrounded by custom granite, marble, and slate wildlife artistry. The dream primary suite offers a huge soaker tub, double sinks, a walk-in shower, and a massive closet. Soak in lake views from the sprawling 35x17 south-facing deck or kick back in the private screened-in Sun/BBQ room. The fully finished walk-out and self contained basement with separate entrance is loaded with features: 10' ceilings, a full second kitchen & bar with leathered granite, additional laundry washer/dryer combo, a gym room with backyard views, two more bedrooms, two oversized rec rooms, in-floor heat, and a full bath. Triple pane windows, central Air & roughed in for Hot tub. Ample opportunity here to generate extra income and revenue in such a highly sought after recreational destination conveniently located



between Calgary and Edmonton. Build your own lakefront dock and boat slip. Some local residents also use the county trail and municipal reserve area just a short walk down a nature trail to enjoy the lake and dock boats. A super cute guest casita is ideally located right next to the water feature and yoga platform. Tucked away on the quiet SE end of the lake where birdwatching, privacy and fishing are all top of list. Your dream home is waiting!

Built in 2014

### Essential Information

MLS® #	A2215707
Price	\$1,200,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,563
Acres	2.00
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	112, 36078 Range Road 245a
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 1S0

### Amenities

Amenities	Gazebo, Laundry
Utilities	Electricity Available, Natural Gas Available

Parking Spaces	3
Parking	Triple Garage Attached, Gravel Driveway
# of Garages	3
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront

### Interior

Interior Features	Central Vacuum, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Landscaped, Views, Waterfront, Gazebo, Standard Shaped Lot, Wooded
Roof	Asphalt Shingle
Construction	Concrete, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### Additional Information

Date Listed	April 29th, 2025
Days on Market	7
Zoning	RR

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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