

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

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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	4
Zoning	AG

## Listing Details

Listing Office	CIR Realty
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