

# \$799,000 - 6, 38261 Range Road 261, Rural Red Deer County

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MLS® #A2189470

**\$799,000**

4 Bedroom, 3.00 Bathroom, 2,669 sqft  
Residential on 1.61 Acres

Joffre Bridge, Rural Red Deer County, Alberta

ABSOLUTELY STUNNING ....10 MINS AWAY FROM RED DEER.....WITH PAVEMENT TO THE DOOR! The definition of "the full package". Every inch of this walkout home has been fully renovated in 2014. This home is fully finished 3634 sq. ft. It has a low maintenance Stucco exterior complimented with stone frontage along with an attached 3 car garage that is all surrounded by 1.61 acres of private treed yard. You come in and are welcomed with a large, vaulted entrance leading into a beautiful kitchen boasting rich dark cabinets, eat up bar, tiled backsplash and floor, upgraded fixtures, and all stainless appliances have been recently replaced including the gas stove. The kitchen looks onto the large dining room and living room with vaulted, open beam ceiling, gas fireplace and huge windows allowing tons of natural light. This area walks out onto an expansive deck with a cook kitchen, this decks looks out over a lower tier deck with a hot tub. The entire deck area in the back has overhead radiant heaters to extend the BBQ and outside entertaining season. This entire outdoor space space looks to the east over the river valley, the horse shoe pits and fire pit area!! Then continuing on the main floor there are 2 large main level bedrooms and a 4 piece main bathroom. When you walk upstairs right at the top of the stairs is a huge master bedroom with 2 walk-in closets, one MASSIVE "HER'S" with tiled



makeup counter with sink and tons of built in cabinets and a second "HIS" and gorgeous spa type ensuite with double rain head, tiled steam shower. Another family room with built-in wine fridge and bar, speakers, and full workout gym with vaulted ceilings, this finishes off the upstairs. Head downstairs to a fully finished walkout with large family room, bedroom, office, full bathroom, tons of storage, 2 furnaces and 2 A/C units. The triple car garage is beautiful....fully finished with epoxy speckled floor, drain, heat, and a complete wash bay for all your toys, pets or vehicles. Enjoy the rear yard with awesome views, mature trees, toboggan hill, and gorgeous low maintenance flower beds. On the North side of the house is an extra parking for your RV, boat, or trailer. This property has it all, including pavement to the door!

Built in 2014

### **Essential Information**

MLS® #	A2189470
Price	\$799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,669
Acres	1.61
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	6, 38261 Range Road 261
Subdivision	Joffre Bridge
City	Rural Red Deer County

County	Red Deer County
Province	Alberta
Postal Code	T4E 1A4

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available, Water Connected
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Central Vacuum, Double Vanity, High Ceilings, Vinyl Windows, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Wired for Sound, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Range Hood, Washer/Dryer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Barbecue, Fire Pit, Outdoor Kitchen, Storage
Lot Description	Back Yard, Cul-De-Sac, Gentle Sloping, Lawn, Landscaped, Many Trees, No Neighbours Behind, Sloped Down
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	January 23rd, 2025
Days on Market	191
Zoning	CR

### Listing Details

Listing Office

Royal LePage Lifestyles Realty

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