

**217, 36078 Range Road 245 A  
Rural Red Deer County, Alberta**

**MLS # A2279249**



**\$690,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	3 Level Split	
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b> 2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 2
<b>Garage:</b>	Off Street, Single Garage Attached	
<b>Lot Size:</b>	0.48 Acre	
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, See Remarks, Views, Waterfront	

<b>Heating:</b>	High Efficiency, Forced Air, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	6-36-24-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-6
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Sump Pump(s)		

**Inclusions:** STOVE, FRIDGE, DISHWASHER, WINDOW COVERINGS, WASHER/DRYER, FURNITURE (EXCLUDING SOME PERSONAL) PIER, BOAT LIFT

Wake up to lake views and unwind to the sound of the water at this exceptional 110' lakefront property offering 2,226 sq. ft. of thoughtfully upgraded living space. Whether enjoyed year-round or as the perfect weekend escape, this fully furnished home is designed for comfort, connection, and recreation. The main level features an open-concept layout with stunning lake views from the kitchen, dining, and living areas. Granite countertops, newer appliances, and generous prep space make the kitchen ideal for hosting family and friends. Three upper-level bedrooms provide comfortable accommodations, including a spacious primary suite with a 3-piece ensuite and patio doors opening to a private deck overlooking the lake. The lower level is made for entertaining, offering a large family room and a sizable fourth bedroom with two double bunks—perfect for guests or kids' weekends at the lake. Custom furnishings, including a handcrafted table and vanity, are included, allowing you to simply arrive and enjoy. Outdoor living truly sets this property apart. A boathouse, games room, pier, and boat lift create endless opportunities for summer fun, while the converted garage workshop offers space for hobbies and projects year-round. A modern equipment room delivers exceptional water quality, and custom electric blinds in the main living area and primary bedroom add comfort and convenience. With breathtaking views, outstanding waterfront amenities, and space to gather and relax, this lakefront home is a rare opportunity to create lasting memories—whether for weekends away or full-time lakeside living.