

# \$839,000 - 53, 37535 Range Road 265, Rural Red Deer County

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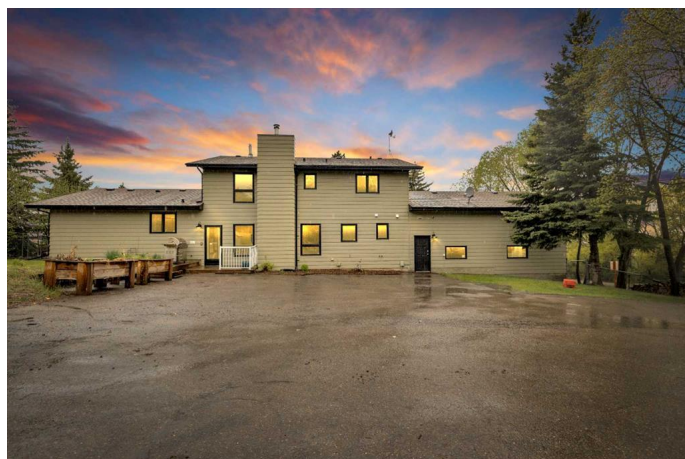
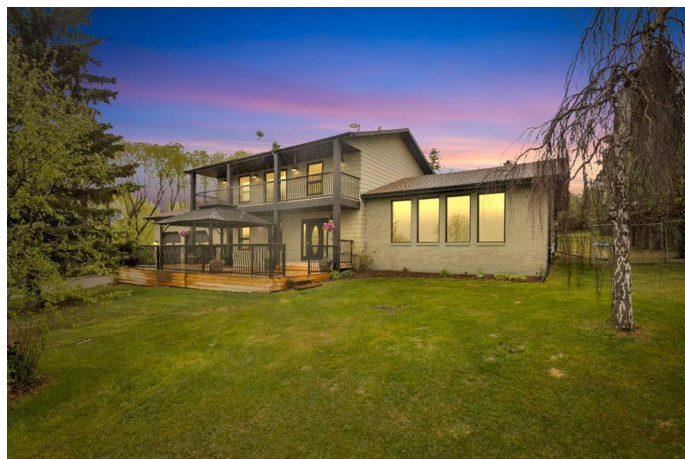
MLS® #A2218054

**\$839,000**

4 Bedroom, 4.00 Bathroom, 2,596 sqft  
Residential on 1.01 Acres

Springvale Heights, Rural Red Deer County,  
Alberta

Experience the allure of mountain views with convenient access to Red Deer, all from the desirable Springvale Heights neighborhood. This stunning acreage not only provides breathtaking panoramas of Red Deer and the Rockies, but it also showcases an architectural foresight with its 9" thick energy-efficient walls and substantial recent renovations. Upon entering the residence, you're greeted by a grand front entrance with soaring ceilings accented by an elegant chandelier. The home features three distinct entrances, enhancing flow and accessibility. The chef's kitchen is a true heart of the home, upgraded with modern stainless appliances including a natural gas stove, pristine granite countertops, redesigned cabinetry, stylish backsplash, and refined crown molding. Adjacent to the kitchen is a designated dining area and a formal living room, both adorned with upgraded flooring. For comfort and relaxation, the family room comes complete with a cozy wood-burning fireplace and leads into a multi-functional room which houses additional storage, a revamped laundry area, a bathroom, and direct access to the attached garage. The main floor also boasts a luxurious primary bedroom featuring a custom marble-countered bathroom, a jacuzzi tub, and a spacious walk-in closet. Upstairs, a second primary bedroom offers private patio doors to a balcony—ideal for



enjoying majestic sunsets and local fireworks”with extensive closet space and an exquisite ensuite, including a quartz double-sink vanity and a subway-tiled shower/tub combo. Additionally, two more bedrooms and a full bathroom complete the upper level. The lower level of the home is perfectly designed for entertainment, whether it's movie nights, a teenage retreat, or a games room. This area also features a substantial mechanical/storage room with two brand new furnaces and a hot water tank. The attached garage, with its radiant heating, 14 ft high ceilings, new 10x10 overhead doors, and 220V wiring, compliments the home's amazing features. Outdoor living is enhanced with two large, updated west-facing decks, expansive landscaping, fruit trees, and a fully fenced yard suitable for both pets and children, loads of room for campers, trailers, toys and parking - providing a safe and serene environment. This fantastic property, located approximately 3 miles from Red Deer, combines the tranquility of rural life with the convenience of city amenities (including food and grocery deliveries) with pavement to the door. Springvale Heights enhances community living with a playground, ball diamonds, and school bus services right at your doorstep. This home is not just a residence, it's a lifestyle waiting to be embraced.

Built in 1979

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2218054  |
| Price          | \$839,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,596     |

|            |  |
|------------|--|
| Acres      | 1.01                                   |
| Year Built | 1979                                   |
| Type       | Residential                            |
| Sub-Type   | Detached                               |
| Style      | Acreage with Residence, 2 Storey Split |
| Status     | Active                                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 53, 37535 Range Road 265 |
| Subdivision | Springvale Heights       |
| City        | Rural Red Deer County    |
| County      | Red Deer County          |
| Province    | Alberta                  |
| Postal Code | T4E 1A7                  |

### **Amenities**

|              |  |
|--------------|--|
| Parking      | Double Garage Attached, Driveway, Insulated, Oversized, Parking Pad, RV Access/Parking, 220 Volt Wiring, Asphalt, Garage Door Opener, Heated Garage, Paved |
| # of Garages | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Chandelier, Closet Organizers, Double Vanity, Storage, Walk-In Closet(s), Ceiling Fan(s), Granite Counters, Wood Windows, Quartz Counters |
| Appliances        | Dishwasher, Freezer, Gas Stove, Refrigerator, Water Softener, Window Coverings, Microwave Hood Fan  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Brick Facing, Family Room, Mantle, Wood Burning   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Barbecue, Storage  |
| Lot Description   | Front Yard, Fruit Trees/Shrub(s), Landscaped, Back Yard, Corner Lot, Paved |
| Roof              | Asphalt  |

|              |                                 |
|--------------|---------------------------------|
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 117            |
| Zoning         | R-1            |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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