

# \$1,449,000 - 37562 Range Road 275, Rural Red Deer County

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MLS® #A2227231

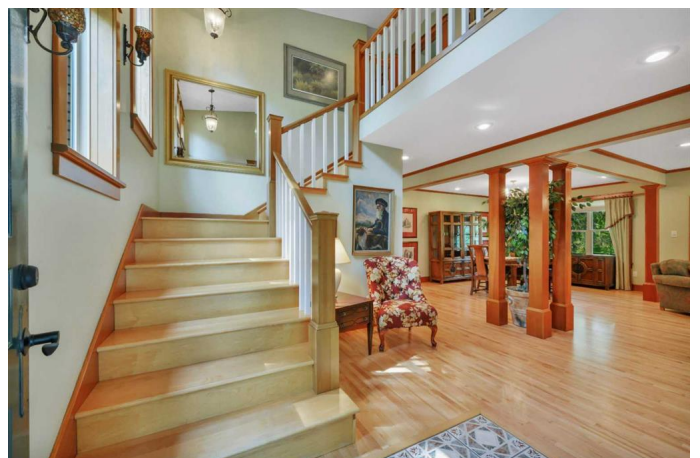
**\$1,449,000**

5 Bedroom, 4.00 Bathroom, 2,684 sqft  
Residential on 5.06 Acres

Broderson, Rural Red Deer County, Alberta

Welcome to your peaceful private retreat just minutes from the city! This meticulously maintained, one-owner home sits on 5 acres of quiet, treed land and offers exceptional comfort and charm throughout. Inside, you'll find Douglas Fir trim and baseboards, light maple hardwood floors, abundant natural light, and a neutral, modern palette.

Off the front foyer is a large walk-in coat closet and open staircase leading to the second floor. The living room features a tiled fireplace with wood surround and cozy window reading nook. Beam detailing subtly defines the adjoining dining area. The gourmet kitchen is a chef's dream, boasting granite countertops, a large island, Bosch double wall ovens, panel-front fridge, maple cabinets, built-in hutch, under-cabinet lighting, and tile backsplash. The adjoining great room impresses with a full wall of built-in bookshelves, ceiling high stone fireplace, vaulted ceilings, and access to the screened-in sunroom also with a ceiling high stone, wood-burning fireplace—perfect for relaxing year-round. A 2-pc bathroom and well-equipped laundry room with sink and storage are located nearby. The main-floor primary suite offers access to a private deck, an abundance of windows, vaulted ceiling, built-in cabinetry, and a luxurious 4-pc ensuite with tiled multi-head shower, Italian marble



floors, granite countertops, his-and-her vanities, two walk-in closets with organizers, and a private water closet. Upstairs, is a cozy reading corner adjacent to another massive bookshelf, along with two spacious bedrooms (one with a walk-in closet), and a 4-pc bathroom featuring granite countertop, marble floors and a rounded tub/shower combo. The basement offers a large family room, two more bedrooms, a 4-pc bathroom, theatre room with surround sound and screen, and two large storage rooms with built-in shelving. The utility room houses fan coil system heated by a boiler, water softener and reverse osmosis system. Quality features include heated floors in basement and main floors, vinyl Low-E argon-filled windows, solid wood doors, granite throughout, and Italian marble floors in all bathrooms. Step outside to a large deck overlooking beautifully landscaped grounds and mature trees offering privacy and shade. The property also includes a triple car garage (31'x22'), a 17'x22' workshop with 3-pc bath, and a 9'x12' smaller garage ideal for lawn equipment or a golf cart. Think of the possibilities with this property!

Built in 1998

### Essential Information

MLS® #	A2227231
Price	\$1,449,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,684
Acres	5.06
Year Built	1998
Type	Residential
Sub-Type	Detached

Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	37562 Range Road 275
Subdivision	Broderson
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4S 2B2

### Amenities

Parking	Golf Cart Garage, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Bookcases, Master Downstairs
Appliances	Built-In Refrigerator, Dishwasher, Garage Control(s), Stove(s), Washer/Dryer, Window Coverings, Built-In Oven, Water Conditioner
Heating	Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Private, See Remarks, Many Trees
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	11
Zoning	R-1

**Listing Details**

Listing Office                RE/MAX real estate central alberta

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