

\$565,000 - 36101 Range Road 35, Spruce View

MLS® #A2155706

\$565,000

3 Bedroom, 2.00 Bathroom, 1,678 sqft
Residential on 9.71 Acres

NONE, Spruce View, Alberta

Country Living! Have you ever dreamed of quiet country living nestled in a peaceful setting? Welcome to this 9.71-acre oasis, located on a private road with no neighbors! This property proudly showcases a spacious open concept modular home with several upgrades including quartz countertops throughout, drywall, kitchen with large 2 tiered island and corner pantry, designated dining area with garden doors, customized ceiling, art niches, 3 bedrooms, 2 full bathrooms, separate family room and office! The primary bedroom is a relaxing sanctuary with spa-like ensuite, complete with a luxurious soaker tub, a separate shower, and a walk-in closet, ensuring a private retreat for relaxation. Beyond the primary suite, this home further impresses with 2 more bedrooms, separate family room, additional 4pc bathroom, large laundry / storage room, and office ensuring ample space for family and guests! The outdoor living space is equally impressive with both front and back decks for entertaining or relaxing. A fantastic garden, convenient shed and two firepit areas invite unforgettable moments under the stars. This property's location is truly unrivaled, situated west of Spruce View and mere minutes from Gleniffer Lake and the Raven River, placing nature's splendor at your doorstep. The enchantment of the West Country is easily accessible, with the school bus service extending right to your front door. For families Spruce View provides convenience, including a K-12 school, two



restaurants, grocery store, hardware store, and a gas station, ensuring every need is within reach. Embrace the lifestyle you've always dreamed of, wrapped in the beauty and tranquility of country living. This is a unique opportunity to own a slice of paradise, where privacy, comfort, and nature converge!

Built in 2015

Essential Information

MLS® #	A2155706
Price	\$565,000
Sold Price	\$538,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,678
Acres	9.71
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Sold

Community Information

Address	36101 Range Road 35
Subdivision	NONE
City	Spruce View
County	Red Deer County
Province	Alberta
Postal Code	T4G 0L2

Amenities

Parking	Gravel Driveway, Parking Pad
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Interior

Interior Features	Closet Organizers, French Door, Vinyl Windows, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
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Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Garden, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	August 13th, 2024
Date Sold	December 4th, 2024
Days on Market	112
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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