

\$900,000 - 7039, 35468 Range Road 30, Rural Red Deer County

MLS® #A2204047

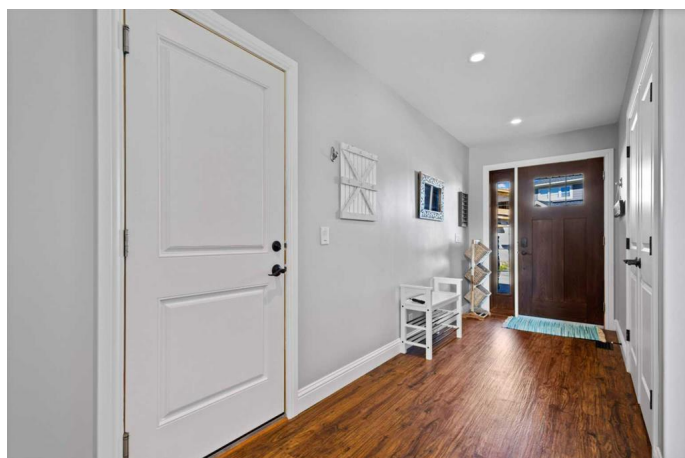
\$900,000

3 Bedroom, 3.00 Bathroom, 1,543 sqft
Residential on 0.09 Acres

Gleniffer Lake, Rural Red Deer County,
Alberta

Welcome to Lot 7039 in sought-after Gleniffer Lake Resort – where lakeside living blends beautifully with comfort and style. Step inside and you’ll find an open-concept kitchen, dining, and living space designed for effortless entertaining. The living room showcases a striking two-storey fireplace that naturally draws the eye upward. The modern kitchen is both functional and elegant, featuring sleek countertops, under-cabinet lighting, stainless steel appliances, and generous storage. Dine casually at the island, gather around the dining table, or take the party outdoors with seating for eight or more under the open sky.

Expansive windows frame scenic views of Gleniffer Lake, filling the home with natural light. Downstairs, the spacious family room easily seats eight or more – the perfect setting for movie nights or friendly games. Enjoy peaceful mornings with coffee on the charming front veranda, or sip afternoon cocktails on the wrap-around back deck while soaking in the lake view. This property offers three inviting bedrooms – one on the main floor and two upstairs – plus a cozy den on the lower level, offering plenty of room for family and guests. Each floor is complete with a large, well-appointed bathroom for everyone’s comfort. The property also features parking for three vehicles on the driveway and additional space in the single-car



garage. As part of Gleniffer Lake Resort, youâ€™ll have access to exceptional amenities: golf, boating, pools, hot tubs, a fitness centre, playgrounds, an on-site restaurant, and more. Whether youâ€™re lounging on the beach, enjoying a round of pickleball, or exploring the community, this is lakeside living at its finest. Donâ€™t miss your chance to make lake life a reality!

Built in 2017

Essential Information

MLS® #	A2204047
Price	\$900,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,543
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7039, 35468 Range Road 30
Subdivision	Gleniffer Lake
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 0M3

Amenities

Amenities	Fitness Center, Parking, Recreation Room, Snow Removal, Visitor Parking, Beach Access, Boating, Clubhouse, Coin Laundry, Dog Park, Golf Course, Indoor Pool, Outdoor Pool, Playground, Racquet Courts, RV/Boat Storage, Spa/Hot Tub, Trash
Parking Spaces	4

Parking	Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Chandelier, Vinyl Windows, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Built-In Gas Range
Heating	Fireplace(s), Forced Air
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Barbecue
Lot Description	Close to Clubhouse, Greenbelt, Irregular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	March 24th, 2025
Days on Market	149
Zoning	R-7

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.