

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

MLS® #A2227231

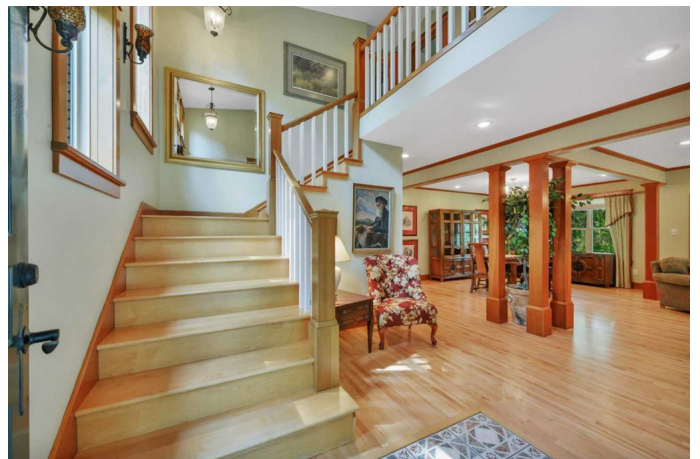
\$1,449,000

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	14
Zoning	R-1

Listing Details

Listing Office RE/MAX real estate central alberta

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