

# \$895,000 - 35, 37535 Range Road 265, Rural Red Deer County

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MLS® #A2244516

**\$895,000**

5 Bedroom, 3.00 Bathroom, 4,050 sqft  
Residential on 3.04 Acres

Springvale Heights, Rural Red Deer County,  
Alberta

First time ever offered! One of the most prestigious acreage locations in Central Alberta! This Springvale Heights property offers elegance and seclusion, sprawling over 3 acres of manicured landscaping and over 4000 square feet of classic home. This stunning property has been meticulously maintained. Upper level spa area has built in hot tub, sauna and shower all leading to a very private balcony. Primary suite is massive! Giant walk in closet and 3 piece ensuite included. Enjoy entertaining in the lower level family room with sliding door to west facing patio, or in the huge kitchen with access to a north facing deck and "the pit"! (The pit is a sunken family area just off the kitchen and breakfast nook). Wood burning fireplace in the living room and wood stove in the family create that cozy feeling on cool nights. There is lots of room to build a shop or another outbuilding just behind the house with easy access. This property is located 5 minutes from the city. The road to the top of the hill is maintained year round by the County. The County offers garbage pick up at the gate. This is a rare one of a kind opportunity.

Built in 1981

## Essential Information



MLS® #	A2244516
Price	\$895,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	4,050
Acres	3.04
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 3 Level Split
Status	Active

### **Community Information**

Address	35, 37535 Range Road 265
Subdivision	Springvale Heights
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1A7

### **Amenities**

Parking	Asphalt, Double Garage Attached, Driveway, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Bar, Granite Counters
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Built-In Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	None, Crawl Space

### **Exterior**

Exterior Features	Balcony, Private Yard, Rain Gutters
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Lot Description	Irregular Lot, Landscaped, Many Trees, No Neighbours Behind, Rolling Slope, Treed, Pie Shaped Lot
Roof	Fiberglass
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 30th, 2025
Days on Market	10
Zoning	R-1

### **Listing Details**

Listing Office	Century 21 Advantage
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