

# \$279,900 - 3084, 35468 Range Road 30, Rural Red Deer County

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MLS® #A2209501

**\$279,900**

2 Bedroom, 1.00 Bathroom, 782 sqft  
Residential on 0.06 Acres

Gleniffer Lake, Rural Red Deer County,  
Alberta

Welcome to your "return-key" dream retreat in a vibrant gated golf and country club community! This adorable and cozy 2-bedroom cottage is perfectly situated to offer stunning views of the lush green fairways, all from the comfort of your large, east-facing deck. Imagine relaxing in your picture-perfect yard, a firepit to enjoy warm summer nights under the stars. Built with quality, this 2 x 6 constructed cottage features laminate flooring throughout the addition and a cozy corner fireplace in the vaulted family room, creating a warm and inviting atmosphere - perfect for entertaining or simply enjoying a quiet evening at home. The lovely vaulted primary bedroom offers beautiful views of the golf course. The second bedroom is ideal for guests or a home office. The cozy, functional kitchen and eating nook include a lovely bay window overlooking the deck and golf course, making it the perfect spot to enjoy your morning coffee. But the charm doesn't stop at the front door"this wonderful community offers a wealth of amenities that cater to every lifestyle. Enjoy access to three pools, (one indoor) hot tubs, a restaurant and lounge for dining and socializing, and a games and fitness room to keep you active. For outdoor enthusiasts, there's a private beach with a boat launch, a challenging 9-hole golf course, a par 3 mini links with disc golf, and tennis/pickleball



courts. Plus, a general store provides all the essentials right at your doorstep. With all these incredible amenities and the cozy appeal of this charming cottage, this home is move-in ready, inviting you to start living the good life in this active and welcoming community.

Whether you're an avid golfer, a water lover, or someone who simply appreciates a serene and picturesque setting, this home has it all.

**INCLUSIONS FOR NEW OWNER:** Living room Sofa, chair, end tables, bench, mirror, Entertainment unit, kitchen table, 4 chairs, appliances and dishes, 2 queen/double beds, side tables, dresser and desk. Outdoor table, chairs, Umbrella and 4 Adirondack chairs. Golf cart is Negotiable.

Built in 2006

### **Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | A2209501     |
| Price          | \$279,900    |
| Bedrooms       | 2            |
| Bathrooms      | 1.00         |
| Full Baths     | 1            |
| Square Footage | 782          |
| Acres          | 0.06         |
| Year Built     | 2006         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 3084, 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, Recreation Facilities, Recreation Room, Snow Removal, Visitor Parking, Beach Access, Boating, Clubhouse, Golf Course, Indoor Pool, Outdoor Pool, Picnic Area, Playground, Racquet Courts |
| Parking Spaces | 2                                                                                                                                                                                                        |
| Parking        | Parking Pad                                                                                                                                                                                              |

## Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | See Remarks                                      |
| Appliances        | Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air                                       |
| Cooling           | None                                             |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Propane                                          |
| Basement          | None                                             |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Yard, Fire Pit                   |
| Lot Description   | Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                          |
| Construction      | Mixed                                    |
| Foundation        | Wood                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 29              |
| Zoning         | R-7             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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