

# \$620,000 - 7082, 35468 Range Road 30, Rural Red Deer County

MLS® #A2198909

**\$620,000**

3 Bedroom, 2.00 Bathroom, 922 sqft  
Residential on 0.08 Acres

Gleniffer Lake, Rural Red Deer County,  
Alberta

Discover the ultimate lake lifestyle at 7082 Gleniffer Lake Resort where luxury, comfort, and convenience come together in a beautifully low-maintenance home. From the moment you walk in, the modern open-concept design welcomes you with stylish high-end finishes and plenty of storage. A transferable new home warranty ensures your investment is protected, giving you complete peace of mind. At the heart of this home is a well-appointed kitchen, complete with a gas stove, microwave with a hood fan, a refrigerator with an ice maker, quartz countertops, and a walk-in pantry perfect for effortless cooking and entertaining. A dedicated coffee bar adds a cozy touch, while the dishwasher makes cleanup a breeze, and the bar fridge keeps your drinks perfectly chilled. No matter the season, you'll stay comfortable thanks to the high-efficiency furnace, central air conditioning, and humidifier. Outside, the attached "mini" garage spans the full width of a standard two-car garage with half the depth, providing an ideal space for a golf cart, bicycles, motorbike, or summer gear. This heated, drywalled space can also double as a workshop, fitness area, or private retreat. Step onto the elevated deck, perfect for your BBQ or smoker, and follow the half-flight of stairs down to a ground-level pergola with three roller blinds for adjustable



shade and privacy. The fully fenced yard keeps both two-legged and four-legged family members safe, while the low-maintenance landscaping means more time for relaxation and fun. As a homeowner at Gleniffer Lake Resort, you'll enjoy exclusive access to incredible amenities. Two included fobs grant entry to the clubhouse, featuring a year-round restaurant, indoor and seasonal outdoor pools, a hot tub, a fitness center, a seasonal restaurant and tennis/pickleball courts. Plus, the golf course and pro shop are just a short golf cart ride away. This is more than just a home—it's your year-round getaway at Gleniffer Lake Resort. Don't miss this rare opportunity to make lake living your everyday reality!

Built in 2020

### Essential Information

MLS® #	A2198909
Price	\$620,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	922
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	7082, 35468 Range Road 30
Subdivision	Gleniffer Lake
City	Rural Red Deer County
County	Red Deer County
Province	Alberta

Postal Code T4G 0M3

## Amenities

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

Parking Spaces 4

Parking Parking Pad, Golf Cart Garage

## Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings

Heating Central, High Efficiency, Space Heater

Cooling Central Air, Full, ENERGY STAR Qualified Equipment

Has Basement Yes

Basement Crawl Space, Finished, Full

## Exterior

Exterior Features Balcony, Barbecue

Lot Description Back Yard, Close to Clubhouse, Landscaped, Lawn, Many Trees, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed March 3rd, 2025

Days on Market 63

Zoning R-7

## Listing Details

Listing Office Coldwell Banker Ontrack Realty

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