

# \$865,000 - 7039, 35468 Range Road 30, Rural Red Deer County

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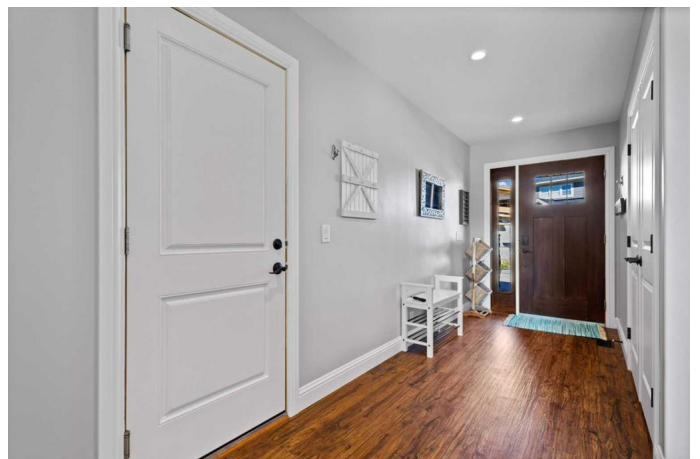
MLS® #A2204047

**\$865,000**

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          | \$865,000   |
| 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      | Parking, Visitor Parking, Beach Access, Boating, Clubhouse, Coin Laundry, Dog Park, Fitness Center, Golf Course, Indoor Pool, Outdoor Pool, Playground, Racquet Courts, Recreation Room, RV/Boat Storage, Spa/Hot Tub, Snow Removal, Trash |
| Parking Spaces | 4  |

|              |                                     |
|--------------|-------------------------------------|
| Parking      | Parking Pad, Single Garage Attached |
| # of Garages | 1                                   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Ceiling Fan(s), Chandelier, Vinyl Windows, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Built-In Gas Range, Microwave Hood Fan                         |
| Heating           | Forced Air, Fireplace(s)   |
| 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   | Low Maintenance Landscape, Close to Clubhouse, Greenbelt, Irregular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Cement Fiber Board, Stone   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 177              |
| Zoning         | R-7              |

## Listing Details

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

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