

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

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MLS® #A2227231

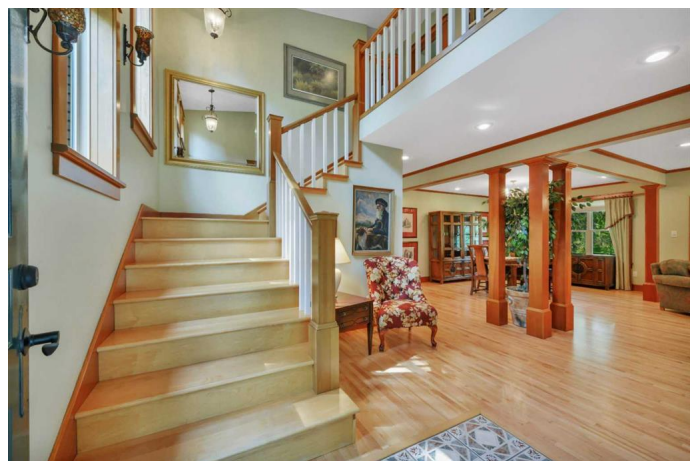
**\$1,449,000**

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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