

# \$900,000 - 7039, 35468 Range Road 30, Rural Red Deer County

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MLS® #A2204047

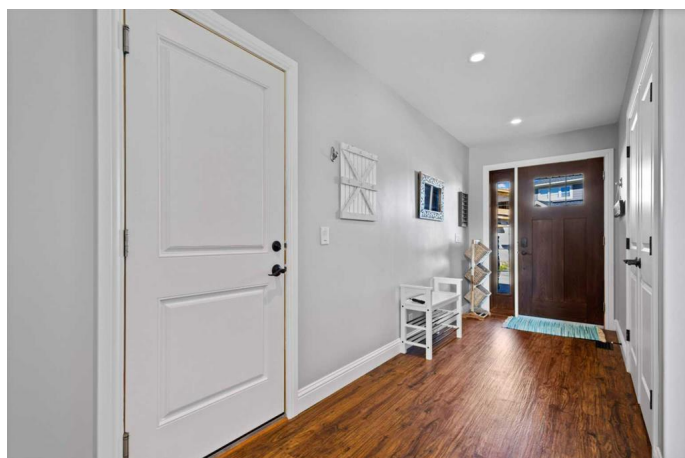
**\$900,000**

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	\$900,000
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	Beach Access, Playground, Visitor Parking, Boating, Clubhouse, Coin Laundry, Dog Park, Fitness Center, Golf Course, Indoor Pool, Outdoor Pool, Parking, Racquet Courts, Recreation Room, RV/Boat Storage, Spa/Hot Tub, Snow Removal, Trash
Parking Spaces	4

Parking	Single Garage Attached, Parking Pad
# of Garages	1

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Ceiling Fan(s), Chandelier, Vinyl Windows, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Built-In Gas Range
Heating	Fireplace(s), Forced Air
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, Fire Pit
Lot Description	Close to Clubhouse, Greenbelt, Irregular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	March 24th, 2025
Days on Market	115
Zoning	R-7

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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