

# \$3,799,000 - 34126 Range Road 2-0, Rural Red Deer County

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MLS® #A2208498

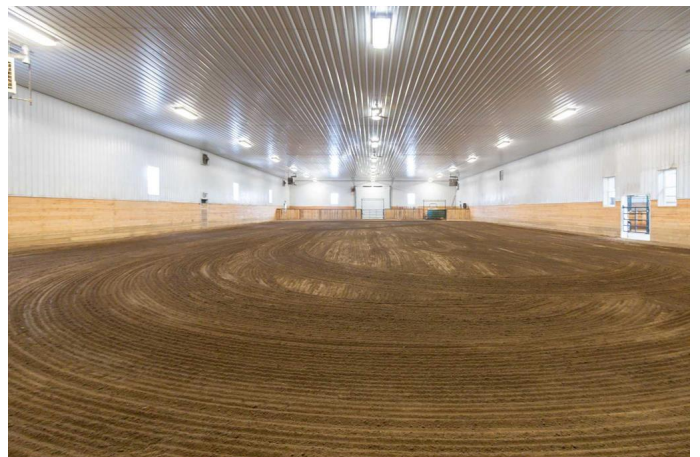
**\$3,799,000**

6 Bedroom, 5.00 Bathroom, 1,667 sqft  
Residential on 153.10 Acres

NONE, Rural Red Deer County, Alberta

Welcome to this immaculate 153-acre property in Red Deer County, just 12 minutes NW of Olds, less than an hour to Calgary and 30 minutes to Red Deer. The main home is a 1,667 sq ft bungalow with a double heated attached garage. Inside, you'll find three bedrooms on the main floor, including a spacious primary suite with a four-piece ensuite, plus another full bathroom and a well-appointed laundry room with access to the garage. The open-concept kitchen, dining, and living area is bright and inviting, with large windows offering stunning views from every angle. The kitchen features warm wood cabinetry and a large island, while the living room adds a cozy charm with its wood-burning stove. Hunter Douglas blinds are installed throughout for comfort and efficiency. A screened-in sunroom with a patio door and fully opening windows provides a peaceful space to enjoy the views and all four seasons. The finished basement includes another bedroom, a three-piece bathroom, a large rec room and a hobby room. There is in-floor heat in the basement, instant hot water, and a 50-gallon automatic water heater. The home also has A/C.

Equestrian or livestock amenities include a professionally built, insulated and heated 80x180 INDOOR RIDING ARENA with humidity control, four forced-air heaters, a 14x14 overhead door and air circulation fans.



The arena ground footing was professional done. A roll-up door connects to the 20x120 BARN with in-floor and overhead heat , four soft-cushioned stalls, a wash bay, large tack room with a sink, and built-in saddle racks. A 20x60 lean-to adds more storage and shelter. The arena is monitored by seven professionally installed, Wi-Fi-compatible security cameras.

Attached to the arena is a beautiful 1,701 sq ft home with a full wraparound veranda. It offers two bedrooms, including a generous primary suite with a five-piece ensuite and a massive walk-in closet, plus an office with a window overlooking the arena. The kitchen offers abundant cabinetry and a central island, while the dining area features patio doors and the living room boasts another cozy wood stove. A spacious mudroom/laundry room and ample storage throughout make this home as practical as it is charming.

Outbuildings include a partially heated 60x90 SHOP, a heated 30x36 MAIN BARN with two stalls—one convertible to a foaling stall with a camera monitor—and a heated tack room with hot and cold water. The massive 70x43 hay shed holds up to 300 large square bales. Aviation lovers will appreciate the 42x36 airplane hangar with a bi-fold door, a tower and a private runway stretching nearly the full length of the quarter. The land is thoughtfully fenced with all-rail fencing—NO BARBED WIRE—and includes a mix of pasture and paddocks, including introduction pens, automatic waterers, and 2 OUTDOOR RIDING ARENAS. There are also 3 high producing water wells on the property. Approximately 80 acres of cultivated farmland with two dugouts complete this versatile and truly impressive property.

Built in 2008

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2208498                         |
| Price          | \$3,799,000                      |
| Bedrooms       | 6                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 5                                |
| Square Footage | 1,667                            |
| Acres          | 153.10                           |
| Year Built     | 2008                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 34126 Range Road 2-0  |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T0M 0K0               |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

## Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Sump Pump(s) |
| Appliances        | See Remarks                                                                                                                                                                  |
| Heating           | In Floor, Forced Air, Natural Gas, Wood Stove                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                                                            |
| Fireplaces        | Family Room, Wood Burning Stove                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                                               |

**Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Kennel, Dog Run, RV Hookup                                   |
| Lot Description   | See Remarks, Cleared, Dog Run Fenced In, Farm, Lawn, Pasture |
| Roof              | Asphalt Shingle                                              |
| Construction      | Stone, Vinyl Siding                                          |
| Foundation        | Poured Concrete                                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 19              |
| Zoning         | AG              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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