

# \$925,000 - 305, 38452 Range Road 284, Rural Red Deer County

---

MLS® #A2237647

**\$925,000**

3 Bedroom, 2.00 Bathroom, 1,665 sqft  
Residential on 1.00 Acres

NONE, Rural Red Deer County, Alberta

Ready to upgrade your lifestyle? This 1,665 Sq.Ft. brand-new bungalow by Beacon Homes offers 3 Bedrooms, 2 Bathrooms, and a spacious triple attached Garage, all set on a large country residential lot in Poplar Pointe Estates—just minutes from Red Deer and Sylvan Lake. With vaulted ceilings, quartz countertops throughout, an open-concept layout, and premium energy-efficient features, this home checks every box for comfort, function, and flexibility. Plus, it comes with a 10-year new home warranty for peace of mind.

Inside, the layout is thoughtfully designed for everyday living and entertaining. The Kitchen is a chef's dream with soft-close cabinets and drawers in a timeless finish, pot and pan drawers, a stainless steel appliance package, a stylish custom vent hood that matches the island cabinets, and a spacious walk-in pantry. The Living Room features a cozy gas fireplace with a tile surround and wood mantle—perfect for relaxing evenings or hosting friends.

All 3 Bedrooms are located on the main floor, including the primary suite with a spa-like ensuite boasting a standalone soaking tub, walk-in tiled shower, dual vanities, and a private water closet. The walk-in closet connects directly to the Laundry Room, which is also accessible from the Mud Room off the Garage—adding convenience and flow to



your daily routine.

Built for performance and efficiency, the home includes triple-pane windows, a high-efficiency furnace, and an on-demand hot water heater. The basement is undeveloped but includes rough-in for a future bathroom and rough-in for in-floor heat under the slab, offering flexibility for future development.

Step outside to enjoy the east-facing backyard, where mature trees surround the lot for added privacy. With no rear neighbours and a back deck perfect for morning coffee or evening BBQs, the outdoor space is just as inviting as the interior.

Located in Poplar Pointe Estates, youâ€™ll enjoy the peace and privacy of a rural setting with access to walking trails and natural beauty. Nearby Poplar Ridge Elementary (Kâ€“6) makes school runs easy, and once your kids hit middle school, youâ€™ll have the choice of excellent schools in either Red Deer or Sylvan Lake. With all major amenities just a short drive away, you can enjoy space and serenity without sacrificing convenience.

Built in 2025

**Essential Information**

MLS® #	A2237647
Price	\$925,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,665
Acres	1.00
Year Built	2025
Type	Residential
Sub-Type	Detached

Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	305, 38452 Range Road 284
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4S 2B7

### Amenities

Amenities	None
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 7th, 2025
Days on Market	4
Zoning	R-1

### Listing Details

Listing Office

RE/MAX real estate central alberta

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.