



GRASSROOTS
REALTY GROUP

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37 Wildrose Street
Rural Lacombe County, Alberta

MLS # A2261991



\$1,449,900

Division:	Rosedale Valley		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,831 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.75 Acre		
Lot Feat:	Backs on to Park/Green Space, Lake, Landscaped, Views		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	31-40-26-W4
Exterior:	Wood Frame	Zoning:	3
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Basement Gas Stove, Basement Fridge, Spa Berry Hot Tub, canoe, paddles & lifejackets

This stunning lakeview bungalow offers over 1,800 sq ft of thoughtfully designed living space with exceptional curb appeal. The upgraded limestone exterior, Euroshield rubber roofing, and oversized heated double garage set the tone for quality throughout. Step inside to find a warm, welcoming main floor with vaulted ceilings, luxury vinyl plank and hardwood flooring, and an abundance of natural light. The chef-inspired kitchen features quartz countertops, custom cabinetry, and stainless steel appliances—perfectly designed for both entertaining and everyday living. The adjoining sunken living room, complete with a cozy gas fireplace, is an inviting spot to unwind & enjoy the views. The spacious primary suite includes a walk-in closet and ensuite with in-floor heat for ultimate comfort. Two additional bedrooms on the main floor both featuring a charming window seat—ideal for family or guests. Downstairs, versatility shines with a fully developed lower level previously used as a B&B. It includes a private entrance, kitchenette/laundry area, wood-burning stove, built-in bookcase, large family room, two additional bedrooms, a three-piece bath, and cold storage with built-in shelving. Enjoy the outdoors from your composite deck overlooking the water, soak in the SpaBerry hot tub, or gather around the firepit in your beautifully landscaped yard. With two wells, in-floor heat, and truly breathtaking views, this property is as functional as it is beautiful.