



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

20, 41207 Range Road 263
Rural Lacombe County, Alberta

MLS # A2286309



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,463 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	5.41 Acres		
Lot Feat:	Brush, Cleared, Environmental Reserve, Garden, Landscaped, Private, Treed		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Ceramic Tile, Hardwood, Laminate, Other	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-41-26-W4
Exterior:	Wood Frame	Zoning:	R-CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Open Floorplan, Pantry, See Remarks		

Inclusions: TV Mount, Garage Door Remote, Firepit, Alarm System.=

Imagine arriving at a private 5+ acre estate where luxury living meets untouched natural beauty. Set well back from the road and framed by mature trees, this exceptional property backs directly onto a protected environmental reserve, offering uninterrupted views, abundant wildlife, and complete serenity with no rear neighbors ever. At the heart of the property sits a stunning custom-designed home thoughtfully crafted for both everyday comfort and upscale entertaining. Step inside to soaring ceilings, expansive windows, and natural light pouring in from every angle. The open-concept layout seamlessly connects the great room, dining area, and an extraordinary chef's kitchen which is truly the centerpiece of this home. The massive island features travertine tile, a six-burner gas stove top, prep sink, overhead extractor fan and flat-top grill. You will also find a massive amount of storage and counter space and even a custom walkthrough pantry that leads to the garage. Full sized freezer and full-sized fridge, double wall convection ovens and built in microwave and dishwasher. Perfect for hosting large gatherings or enjoying quiet family dinners while overlooking the reserve. The large primary retreat features his and hers ensembles and closets and custom floor inlays. The walkout basement is fully finished with in floor heat and an additional 3 bedrooms and a full 4-piece bath. Step outside to expansive deck and patio spaces including a fully fenced yard with a greenhouse and raised beds. Great for keeping the kids in and the deer out of veggies. There are walking paths crossing the property, a huge cleared fire pit area and a tranquil pergola overlooking the property. Let's not forget the attached heated double oversized garage with workshop, or the detached single for extra storage or that project you've been putting off. Whether it's morning coffee

overlooking the trees, summer barbecues, or evenings by a firepit under the stars, this property delivers unmatched tranquility. This is more than a home it's a lifestyle defined by space, luxury, and the rare privilege of backing onto protected land.