



GRASSROOTS
REALTY GROUP

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57, 39408 Range Road 21
Rural Lacombe County, Alberta

MLS # A2297523



\$2,500,000

Division:	Blissful Beach		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,299 sq.ft.	Age:	2004 (22 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Side, Gravel Driveway, Heated		
Lot Size:	0.73 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Garden, Lake, Landscaped, Man		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas, See Remarks	Water:	Well
Floors:	Carpet, Concrete, Hardwood, See Remarks, Tile	Sewer:	Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stucco, Wood Frame	Zoning:	R1 (8)
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Fridge, Gas Stove, Dishwasher, Microwave, Double Ovens, Washer, Dryer, All Window Coverings, Garage Door Opener & 1 Remote, Art Desk, 2 Queen Beds in basement, Office Desk, Filing Cabinet in Office, Screen Porch table and chairs and desk, Burgundy Couch in Basement, TVs in Bedrooms, Dog Run, Shed x 2, Dock and Lift, Central AC x 2

Is there a lakefront home in Sylvan Lake with sunset views, a triple heated garage, and a walkout basement? 12 Blissful Beach offers exactly that, combining panoramic lake views, in-floor heating across multiple levels, and versatile living spaces designed for both everyday comfort and entertaining. Welcome to 12 Blissful Beach on the sunny side of Sylvan Lake, where incredible sunsets and true lakefront living define the experience. This Bowood built home features a triple heated garage and a thoughtfully designed layout with a main floor living room complete with wet bar, sink, bar fridge, and gas fireplace. The kitchen offers a large quartz island, double sink facing the lake, and abundant cabinetry, flowing into a dining area filled with natural light and expansive lake views. A sunroom just off the dining space provides a flexible retreat with screens and glass, while a dedicated office adds everyday convenience. The upper level showcases a primary suite with unobstructed lake views, a spa-inspired ensuite with dual sinks, steam shower, soaker tub, in-floor heat, and a walk-in closet, along with additional bedrooms, a full bathroom with separate tub and tiled shower, a games or reading area, and a bonus room with gas fireplace. The walkout basement expands the living space with a family room, additional bedrooms, and acid-wash concrete floors with in-floor heating. Outdoors, enjoy a fenced garden, dog run, RV parking with 30 amp service, Quick Curbing, recently planted trees, and your own dock, lift, and lakefront storage shed. Additional features include reverse osmosis for kitchen and fridge, water softener, gas lines to upper deck and sunroom and central air conditioning.