



GRASSROOTS
REALTY GROUP

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38221 Range Road 242
Rural Lacombe County, Alberta

MLS # A2298566



\$1,499,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	2000 (26 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	156.57 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Red Deer
Basement:	-	LLD:	14-38-24-W4
Exterior:	-	Zoning:	1
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Beef, Calf, Cow, Mixed

If Beauty, Quality and Privacy are non-negotiable, it's our pleasure to present this sensational farm property. Just a mile from The Red Deer River, at the end of a dead end road sitting in a pocket by the river valley is incredibly beautiful. Currently this quarter is in pasture but very improvable. With 4 surface leases paying a sum of \$10,600/year, and two water wells to supply the house and water station. Way back on the quarter hidden away from the rest of the world lives this spectacular two story home, over 3350 square feet of total living space built in 2002 with an artists flare and an attention to functionality. The front balcony enjoys a fabulous view of the surrounding landscape and is a prime place for BBQing and dining, made convenient with access directly to the open concept kitchen/living room. A gas range, walk in pantry and lots of cabinets make for a premium cooking experience. One of two wood burning stoves plus a bunch of space for a big kitchen table and seating make this an excellent room to host a lot of people in. Master bedroom with jack and jill closets and a massive five piece ensuite including jet tub, walk in shower, dual vanity and privacy stall. At the other end of the upper level a big family room with it's own access and deck. A second wood burning stove and services for a kitchenette or wet bar, this wing of the house is designed as an 'illegal' suite. The ground level features another healthy sized family room, and two more big bedrooms. Lastly we have a cold room and utility room and then an attached double garage. BUT THEN! through the garage we have an attached 24'X28' workshop with it's own shop bathroom and 12' ceilings! Giving us a total of three beds (4 if you went with the illegal suite) and 4 bathrooms!