



**38212 Range Road 252**  
**Rural Lacombe County, Alberta**

**MLS # A2299254**



**\$1,999,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,139 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	31.60 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	15-38-25-W4
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected
<b>Features:</b>	Bar, Built-in Features, Crown Molding, Granite Counters, Kitchen Island, Recessed Lighting, Storage		

**Inclusions:** Fridge, Dishwasher, Washer, Dryer, Built-in oven, built-in microwave, cooktop, all window coverings, audio system with projector, patio table with umbrella and 6 chairs and a glider, shed, central vac and all attachments, garage door opener, and remotes (2) garage door opener for shop and remotes, 3 gate remotes, gate, bench and shelving in attached garage, custom built wall unit in Living Room, tv and wall mounts in the sitting room, built in tv in living room, electronics in living room, ceiling fans, security system yearly contract with ram, sump pump, water treatment (sand filter), fuel tank, pallet racks in shop (south wall)

The perfect acreage for the discerning buyer—set on 32 private acres just minutes from Red Deer, where space, privacy, and quality come together effortlessly. This beautifully renovated 3,100+ sq.ft. bungalow features an attached heated garage and workshop, along with a dream 52x70 detached shop built for both function and flexibility. This home offers an open-concept layout designed for both everyday living and entertaining, with high-end finishes and custom millwork throughout. The Kitchen anchors the home with granite countertops, a massive centre island, upgraded stainless appliances including an induction stove, and rich cherrywood cabinetry. From the 200-year-old reclaimed hardwood floors to the travertine backsplash and feature wall, every detail has been thoughtfully chosen and built to last. The main floor is both functional and comfortable, with three Bedrooms, main floor laundry, and a standout Primary Suite featuring dual vanities, a tiled rain shower, and a fully finished dressing room with custom cabinetry. Downstairs, the Theatre Room with a 98” screen and custom wet bar creates the perfect space to unwind or host. Outdoor living is just as intentional, with an expansive 1,000 sq.ft. west-facing deck complete with Wolf decking, aluminum railings, LED lighting, and surround sound—overlooking a private, tree-lined setting near Jones Creek. Whether it’s quiet mornings or evenings with friends, this space delivers. For those who need space to work, build, or store, the property is exceptionally well-equipped. The attached heated double garage connects to a 15x22 workshop with in-floor heat, while the 52x70 detached shop includes a bathroom, radiant gas heat, and two 14x14 overhead doors—ready for business, hobbies, or serious storage. Additional upgrades include new furnaces and hot water tanks, triple-pane

windows, updated electrical and plumbing, Hunter Douglas blinds, solid core doors, acrylic stucco, and a custom stone pillar security gate at the entrance. A property like this doesn't rely on one standout feature—it's the way everything comes together. Space, quality, privacy, and function, all in one setting.