



GRASSROOTS
REALTY GROUP

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332, 27111 Highway 597
Rural Lacombe County, Alberta

MLS # A2302645



\$1,075,000

Division:	Burbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,756 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Asphalt, Garage Door Opener, Heated Garage		
Lot Size:	5.26 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, No Neighbours Behind, Fenced		

Heating:	Boiler, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile	Sewer:	Pump, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-39-26-W4
Exterior:	Mixed	Zoning:	CR2
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: greenhouse, shed, all window coverings, cabinets in workshop

Welcome to the country. This home radiates fine craftsmanship and artistry throughout. The property is approximately 5.25 acres and is set up and fenced for a few animals if you like. Enjoy the peaceful backyard surrounded by your private forest with walking trails. Sit on your back deck and enjoy your coffee while watching the many types of wildlife skirt around. The oversized heated triple garage has plenty of room for your vehicles with a workshop on the back that could be opened up for more parking. On the side of the garage is an attached r.v. bay (39x15.6) big enough for a class A motorhome complete with 30 amp power both inside and out. Drive right up to the house with the circular driveway and back out of the garage with ease. Step inside to the spacious front entry leading around to the open concept kitchen, dining room, and living room. If your into entertaining, there's lots of room for that both upstairs and down. The main floor and basement have underfloor heat supplied by a well maintained boiler system. (Just serviced this year). The main floor underfloor piping is enveloped in 1.34 inches of chipcrete to provide a very efficient and reliable heating system. The kitchen is a beautiful work space with plenty of cabinets, lots of counter space, megranite counter tops, a center island, and beautiful natural light flooding in from the south east. Relax in the large primary suite with a walkin closet, room for multiple dressers and a king size bed, plus the 5 piece ensuite. Laundry is easy on the main floor with a laundry sink, and the washer and dryer included. The basement has 2 more bedrooms, a full bathroom, lots of storage, a wet bar, and a walkout to the gorgeous back yard. There is a security system included with no contract at this time. Enough from me. Come see for yourself all the beauty this home has to offer only a few minutes from Red Deer and Blackfalds.