



40032 Range Road 220
Rural Lacombe County, Alberta

MLS # A2315045



\$998,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,948 sq.ft.	Age:	1995 (31 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Heated Garage, RV Access/Parking, W		
Lot Size:	4.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Landscaped, Level, Private, See Remarks		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-40-22-W4
Exterior:	Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, See Remarks, Smart Home, Soaking Tub, Vaulted Ceiling(s)

Inclusions: Contact Seller Directly

Click Brochure Link for more details* Tucked away at the end of a quiet dead-end road, this exceptional private estate offers luxury, space, and complete serenity. Set on a beautifully landscaped, mature lot, the property features a gated, tree-lined driveway surrounded by illuminated spruce trees—creating a stunning year-round first impression. With 3,948 sq. ft. above grade, this home offers 6 bedrooms and 3.5 bathrooms, ideal for families or multi-generational living. The main floor features two spacious living areas and expansive windows that flood the home with natural light. Enjoy year-round comfort with partial in-floor heat, forced air, central A/C (2025), and a full water treatment system. The updated kitchen includes new countertops, stainless steel appliances, a farmhouse sink, and a large eat-in island with wine fridge. Upstairs, the primary bedroom features a spa-like ensuite with double vanities, soaker tub, walk-in shower, and a private toilet room. A convenient upper-level laundry room with sink adds everyday functionality. The fully finished basement includes a games room, theatre, and home gym. Outside, enjoy a wrap-around deck with sunny views of the man-made pond. The property also includes a heated 24'x36' garage with workshop space and a 24'x44' barn with loft. Recent upgrades: shingles (2024), septic system (2026), and serviced hot tub. A rare turnkey acreage offering privacy, space, and exceptional lifestyle.