



39222 Highway 20
Rural Lacombe County, Alberta

MLS # A2319726



\$1,790,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,125 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Parking Pad, Quad or More Detach		
Lot Size:	9.64 Acres		
Lot Feat:	Dog Run Fenced In, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, N		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	16-39-1-W5
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	Agriculture "A"
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Kids Bunk House By House, TV Wall Mounts, Most things negotiable		

Beyond the solar powered gates, a picturesque driveway winds through mature trees and beautifully landscaped grounds, offering a gradual reveal of this exceptional custom built Bowood home. Situated on 9.64 acres just minutes from Sylvan Lake, this remarkable property blends privacy, comfort, and functionality in a stunning setting. Offering over 4,600 sq. ft. of living space, this impressive 5 bed, 3 bath home was thoughtfully designed for living and entertaining. Step inside and be welcomed by soaring ceilings, breathtaking floor to ceiling windows, and an abundance of natural light. Recent updates, including new paint and flooring throughout the main and upper levels, create a fresh modern feel while showcasing the quality craftsmanship. The spacious kitchen features abundant cabinetry, a large island, walk through pantry, and seamless flow into the dining and living areas. Anchoring the main floor is a striking double sided masonry fireplace complete with a warming/pizza oven, creating a unique centerpiece for family gatherings. The main level also offers a bedroom with a built in Murphy bed, laundry room, and access to the oversized double attached garage which features heavy duty custom Canadian Closet shelving. Upstairs, the impressive primary retreat features dual walk in closets, a spa inspired ensuite, and beautiful countryside views. A spacious family room and office overlook the main living area, enhancing the home's open design. Thoughtfully incorporated into the floor plan are elevator ready spaces on all three levels, offering future accessibility options. The fully developed walkout basement extends the living space with three additional bedrooms, a full bathroom, a large recreation room centred around a second wood burning fireplace, and ample storage. Additional features include A/C, RV hookups, mature trees, exceptional

privacy, and a septic tank and field system with a new septic pump installed in 2025. Outside, the lifestyle opportunities continue. The heated and insulated 48' x 78' shop is exceptionally well equipped with, water, toilet, sink, rough in for a future shower, and a separate room ideal for a home office, gym, studio, etc. Attached is a 24' x 24' barn housing the newer pressure tank system while providing additional storage and versatility. The well pump was replaced roughly six years ago. The fenced and cross fenced acreage offers pasture space, privacy, and room to enjoy country living. A heated livestock waterer and additional power service in the pasture add convenience and functionality. When it's time to unwind, gather around the 20' x 20' gazebo and bar area complete with a fire pit and water hydrant. An additional residence is located on the property, offering potential for extended family living, guest accommodation, or other future uses. A rare opportunity to enjoy estate style acreage living with room to grow, work, and play, all while being minutes from the amenities, recreation, and lakeside lifestyle of Sylvan Lake.