



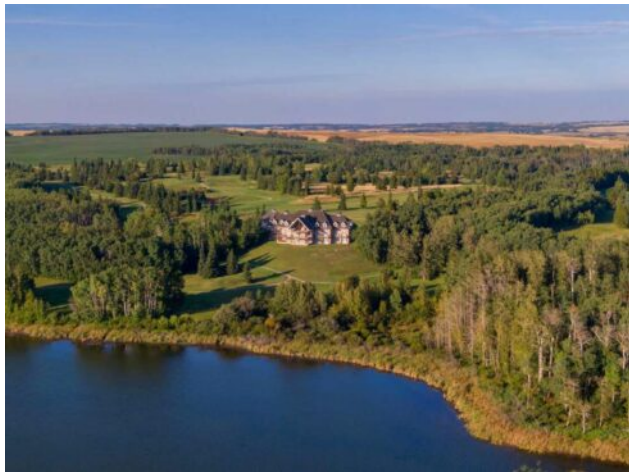
**GRASSROOTS**  
REALTY GROUP

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23227, Township Road 414  
Rural Lacombe County, Alberta

MLS # A2323330

**\$5,600,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	9,279 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	12	<b>Baths:</b>	12 full / 3 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	148.83 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Beach, Garden, Lake, Landscaped, Many Tre		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	22-41-23-W4
<b>Exterior:</b>	Metal Frame, Stone	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		

**Inclusions:** N/A

A legacy property on the water. Set on 150 acres of private Gadsby Lake shoreline, The Pelican Lodge offers an exceptional opportunity rarely found on today's market: a multi-structure family compound built for generations of gathering. The main lodge spans 13,000 sq ft and anchors the estate with soaring vaulted ceilings featuring Glulam wood beams, a great room centered on a stone wood-burning fireplace, and walls of windows framing uninterrupted lake views. This one-of-a-kind estate features approximately 1.2 kilometres of lakefront along serene Gadsby Lake, five pristine ponds, roughly 3.25 kilometres of paved pathways, and mature treed grounds set within an otherwise cleared landscape. Meticulously designed and partially undeveloped, the home awaits its next owner's personal finishing touches. Pelican Lodge delivers a year-round lifestyle unlike any other single destination in the world. Spend summers watching the sunset over the lake from your expansive west-facing deck, canoeing, golfing, bird watching, observing abundant local wildlife, or walking and cycling the cart paths. In winter, enjoy cross-country skiing, snowmobiling, and skating, or unwind by one of three fireplaces while taking in the snow-blanketed grounds. The Pelican Lodge is a once-in-a-generation chance to own a true family compound on one of the region's most coveted lakes.