



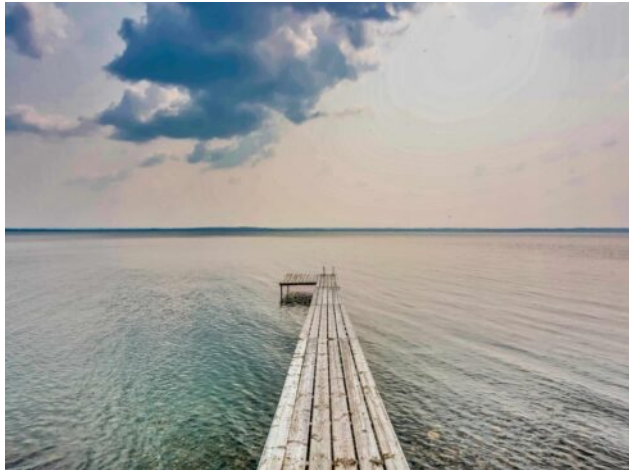
GRASSROOTS

REALTY GROUP

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57, 39408 Range Road 21
Rural Lacombe County, Alberta

MLS # A2323456



\$2,250,000

Division:	Blissful Beach		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,298 sq.ft.	Age:	2003 (23 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Oversized, Triple Garage Attached		
Lot Size:	0.71 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Garden, Lake, Landscaped, Many Trees		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, See Remarks, Tile	Sewer:	Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	26-39-2-W5
Exterior:	Stucco, Wood Frame	Zoning:	8
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Wet Bar		

Inclusions: Art Desk, 2 Queen Beds in basement, Office Desk, Filing Cabinet in Office, Screen Porch table and chairs and desk, TVs in Bedrooms, Dog Run, Shed x 2, Dock and Lift, Central AC x 2

ELEVATED SOUTH-FACING VIEWS | NEARLY 3/4 OF AN ACRE | TRUE LAKEFRONT | PRIVATE DOCK + BOAT LIFT | OVERSIZED HEATED TRIPLE GARAGE | This is where acreage-style living meets lakefront luxury. Set in Blissful Beach, one of the area's most desirable lakefront communities, this custom Bowood-built home offers the rare combination of space, privacy, and true waterfront living. This is the kind of place people view as a destination — somewhere to settle into, enjoy for years, and hold onto. In the last 25+ years, only a handful of homes have ever come to market in this community — a reflection of just how desirable this lakefront setting truly is. Situated on nearly 3/4 of an acre, this acreage-style property backs directly onto Sylvan Lake and offers neighbours on only one side, creating a rare sense of privacy that is hard to find. The elevated position changes everything, giving you dramatic south-facing lake views that feel more private, more expansive, and far more impressive than a typical waterfront lot. Step outside and the lifestyle is immediate — private dock, boat lift, lakefront storage shed, outdoor entertaining space, dog run, RV parking with 30 amp service, and the freedom to enjoy the water from home. Morning coffee, lake days, sunset dinners, family weekends, and quiet evenings by the water all become part of everyday life here. From summer boating, swimming, paddle-boarding, kayaking, fishing, and beach days to winter skating, ice fishing, snowshoeing, cross-country skiing, snowmobiling, and seasonal events, this is a true four-season lakefront lifestyle. With nearly 4500 sq ft of developed living space, this home was built for family, guests, and year-round lakefront living. It offers 6 bedrooms, 3.5 bathrooms, hardwood floors throughout, in-floor heating on multiple levels, a walkout basement, and lake views from key

areas of the home. The main level features a bright kitchen with a large island, generous cabinetry, lake-facing sink, dining area filled with natural light, living room with gas fireplace, wet bar, sink and bar fridge, dedicated office, and an impressive sunroom with screens and glass that extends the living space toward the lake. The upper level includes a private primary retreat with unobstructed lake views, spa-inspired ensuite with dual sinks, steam shower, soaker tub, in-floor heat, and walk-in closet, plus additional bedrooms, a full bathroom, bonus room, flexible loft space, and upper laundry. The finished walkout basement adds even more room for family and guests, with additional bedrooms, a large recreation area, acid-wash concrete floors with in-floor heating, and direct access to the lakefront lifestyle. Additional features include central air conditioning, reverse osmosis for the kitchen and fridge, water softener, leaf filters on rain gutters, and access to high-speed internet. For the car, boat, and toy lovers, the heated triple garage is a major bonus at 27' x 42'. This is one of Sylvan Lake's rarest lifestyle properties.