



39320, 261 Range Road
Rural Lacombe County, Alberta

MLS # A2326965



\$965,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,871 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Gravel Driveway		
Lot Size:	21.84 Acres		
Lot Feat:	Farm		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	23-39-26-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Bookcases, Dry Bar, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Skylight(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer and Dryer, window coverings, 2 x garage remotes, 2 x sump pumps, 2 x storage shed, murphy bed and book shelf in office.

Peace, privacy, and country living await on this beautiful 22-acre property, ideally situated among mature trees just 2kms north of HWY 597 and only 10 minutes east of Blackfalds. Built in 2007 this spacious home offers the perfect blend of comfort, functionality and room to grow. The main floor is thoughtfully designed with the primary retreat featuring a large walk in closet and a private 4 piece ensuite complete with dual vanities and a jetted tub. Directly off the master bedroom there is a private deck which is a perfect place to unwind. The open concept living has access to a partially covered north-facing deck. A two sided wood burning fireplace offers a cozy ambiance to the living room and the front office. The office includes built in book shelves and a murphy bed which allows it to double as a guest room. The kitchen features stainless steel appliances, a new dishwasher, a dual oven, an island with a raised eating bar, a large basin sink with a secondary rinse function, generous counter space and a large walk-in pantry. Conveniently located off the living area, the laundry room offers additional cabinetry, counter space for sorting and a utility sink. A second 4 piece bathroom and another bedroom complete the main floor. The attached heated garage measures an impressive 29' x 35' with 12' ceilings, excellent space for your workshop needs. Access to the partially finished basement is through the garage, you will find 2 large bedrooms (one fully finished), a spacious recreation area, bar space, a storage room and a 3-piece bathroom. The basement is roughed in for in-floor heating and was pressure tested in 2015. The home also features a water filtration system. Outside the property continues to impress with two detached storage buildings measuring 12' x 20' with 10' ceilings and 17' x 18'. Approximately 5 acres on the east side of the property are currently used for silage

production. The south property line is fenced, while the north fence is in place and requires some repair. The east side where the road access is located is not fenced. Shingles on the home were last replaced in 2016. This exceptional acreage offers endless possibility for your family next chapter.