



GRASSROOTS
REALTY GROUP

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4, 41207 Range Road 263
Rural Lacombe County, Alberta

MLS # A2328891



\$1,390,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,855 sq.ft.	Age:	1995 (31 yrs old)
Beds:	10	Baths:	7 full / 2 half
Garage:	Additional Parking, Alley Access, Heated Garage, Parking Lot, Parking Pad, P		
Lot Size:	5.51 Acres		
Lot Feat:	Few Trees, Garden, Landscaped		

Heating: In Floor, Forced Air, Natural Gas

Floors: Laminate, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 15-41-26-W4

Zoning: 2

Utilities: Electricity Connected, Natural Gas Connected

Inclusions: STAIRMASTER, 2 UPRIGHT FREEZERS, 1 REGUAL FREEZER, 2 WASHERS, 2 DRYERS, MICROWAVE, FRIDGE, GAS STOVE

OVER 7,600 SQ. FT. OF DEVELOPED LIVING SPACE ON 5.51 ACRES ~ 10 BEDROOM, 9 BATHROOM WALKOUT BUNGALOW ~ EXTENSIVELY RENOVATED ~ TRIPLE DETACHED GARAGE WITH A SEPARATE 3 BEDROOM ILLEGAL SUITE ABOVE ~ Grand foyer welcomes you with a spacious mudroom featuring built in benches and abundant storage ~ The impressive great room features soaring vaulted ceilings, a gas fireplace and garden door access to a large balcony overlooking the beautifully manicured grounds ~ Library with a wet bar and convenient dumbwaiter adds additional living and entertaining space ~ The main level offers 5 bedrooms, multiple ensuite bathrooms, guest bathroom and convenient main floor laundry ~ Stairs and a powered stair chairlift provide convenient access between levels ~ The fully developed walkout basement features 9' ceilings, operational in floor heat, a massive family room, spacious kitchen with stainless steel countertops, walk in cooler, pantry, freezer room, large dining area overlooking the yard, 5 additional bedrooms, multiple bathrooms, second laundry, gym/flex room and an illegal suite with a separate entrance ~ Extensive renovations include vinyl plank flooring, carpet, lighting, electrical, insulation, septic tank, six substantially renovated bathrooms, landscaping, newly poured lower patio, freshly painted stucco exterior and updated parging ~ Triple detached garage is over 1,000 sq. ft. and includes a separate 3 bedroom illegal suite above complete with a kitchen, living room, dining area and full bathroom ~ The private 5.51 acre parcel features two ponds, mature trees, beautifully maintained landscaping, garden areas, storage shed, large paved parking area, excellent well water and panoramic country views ~ Located only minutes from Lacombe, on pavement with quick access to Highway 2, offering

peaceful country living with convenient access to schools, shopping and amenities.