



GRASSROOTS
REALTY GROUP

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38212 Range Road 252
Rural Lacombe County, Alberta

MLS # A2333397



\$1,799,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,139 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized, Workshop in Garage		
Lot Size:	31.60 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behin		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood	Sewer:	Open Discharge, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-38-25-W4
Exterior:	Brick, Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Bar, Built-in Features, Crown Molding, Granite Counters, Kitchen Island, Recessed Lighting, Storage		

Inclusions: Fridge, Dishwasher, Washer, Dryer, Built-in oven, built-in microwave, cooktop, all window coverings, audio system with projector, patio table with umbrella and 6 chairs and a glider, shed, central vac and all attachments, garage door opener, and remotes (2) garage door opener for shop and remotes, 3 gate remotes, gate, bench and shelving in attached garage, custom built wall unit in Living Room, tv and wall mounts in the sitting room, built in tv in living room, electronics in living room, ceiling fans, security system yearly contract with ram, sump pump, water treatment (sand filter), fuel tank, pallet racks in shop (south wall).

Some properties simply can't be measured by square footage alone. They are defined by the quality of their craftsmanship, the thought behind every decision, and the feeling you get the moment you arrive. Set on 31.6 beautifully treed acres backing onto Jones Creek, this extraordinary estate offers a level of privacy, luxury, and attention to detail that is becoming increasingly difficult to find—and even harder to recreate. Beautifully renovated and impeccably maintained, this 4,237 Sq.Ft. fully developed bungalow is a home where no detail has been overlooked. Rich 200-year-old reclaimed hardwood flooring, grouted vinyl tile, solid core doors, custom millwork, triple-pane windows, updated electrical and plumbing, and countless thoughtful upgrades create a home built to stand the test of time. At the heart of the home, the stunning Kitchen was designed for both everyday living and effortless entertaining, featuring granite countertops, an oversized island, custom cherrywood cabinetry, travertine backsplash, induction stove, premium stainless steel appliances, and an incredible walk-in pantry. The adjoining Dining Area showcases a beautiful stone feature wall, while the inviting Sitting Room and east-facing Living Room are anchored by a true wood-burning masonry fireplace and expansive windows that frame breathtaking views of the surrounding property. The main floor offers three spacious Bedrooms, including an exceptional Primary Retreat complete with a spa-inspired Ensuite featuring dual vanities, a tiled rain shower, and an extraordinary Dressing Room with built-in makeup vanity and custom walk-in cabinetry. The lower level was designed with entertaining in mind. Host movie nights in the Theatre Room with its impressive 98-inch screen, gather around the full wet bar, or step outside to the spectacular 1,000 Sq.Ft. west-facing Wolf composite

deck complete with powder-coated aluminum railings and LED lighting—an incredible space to relax while taking in the peace and beauty of the property. The attached heated Double Garage and adjoining 15x22 Workshop, both featuring in-floor heat, provide exceptional versatility for hobbies or projects. The impressive 52x70 heated shop with radiant gas heat, bathroom, and two oversized 14x14 overhead doors offers endless possibilities for business owners, collectors, RV storage, or anyone needing serious workspace. Outside, mature trees, professionally landscaped grounds, a custom stone entrance with security gate, underground sprinkler system, and the natural beauty of Jones Creek create a setting that feels worlds away while remaining just minutes from Red Deer. Properties like this are incredibly rare. The land, the mature setting, the extensive renovations, the premium finishes, the remarkable outbuildings, and the level of care invested over the years represent an opportunity that would be extraordinarily expensive—and incredibly time-consuming—to recreate today. This isn't simply a luxury acreage. It's a legacy property.