



GRASSROOTS
REALTY GROUP

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40032 Range Road 220
Rural Lacombe County, Alberta

MLS # A2335262



\$948,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,948 sq.ft.	Age:	1995 (31 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Heated Garage, RV Access/Parking, W		
Lot Size:	4.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Landscaped, Level, Private, See Remarks		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-40-22-W4
Exterior:	Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, See Remarks, Smart Home, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	Contact Seller Directly		

Click Brochure Link for more details* Tucked away at the end of a quiet dead-end road, this exceptionally private estate offers the perfect blend of luxury, space, and serenity. Set on a beautifully mature, fully landscaped yard, the property welcomes you in via a long, gated, tree-lined driveway, offering privacy and security. Framed by stunning spruce trees—complete with Christmas lights—creating a magical first impression year-round. Boasting 3,948 sq. ft. of above-grade living space, this impressive home features 6 spacious bedrooms and 3.5 bathrooms, ideal for families, entertaining, or multi-generational living. The main floor is thoughtfully designed with 2 separate living rooms, offering flexibility for formal gatherings or relaxed everyday living. Expansive windows throughout flood the home with natural sunlight, creating a warm, inviting atmosphere with picturesque views from nearly every room. Comfort is elevated with a combination of partial in-floor heating and partial forced air, along with central air conditioning (installed in 2025)—ensuring year-round comfort. The home is also equipped with a complete water treatment system, for added peace of mind. The heart of the home—the kitchen—has been tastefully updated with brand new countertops, stainless steel appliances, and a beautiful farmhouse sink, blending modern convenience and timeless style. Anchoring the space is a large eat-in island complete with a built-in wine fridge, perfect for casual dining and entertaining. Upstairs, the luxurious primary bedroom is a true retreat, featuring a spa-inspired ensuite with his and hers vanities, a large walk-in shower with rain shower head, a freestanding soaker tub, and a separate private toilet room for added comfort. The upstairs layout also includes a convenient laundry room complete with a

sink—for everyday ease. A second upstairs bathroom adds charm and convenience with a classic clawfoot tub, double vanity, and separate shower. The freshly finished basement is designed for both relaxation and entertainment, featuring a dedicated games room, theatre room and home gym—creating an ideal lower-level retreat. A utility sink is already in place and could be upgraded into a custom bar area. Step outside and experience everything this remarkable property has to offer. A wrap-around deck provides the perfect setting for morning coffee or evening relaxation, with sunshine and peaceful views overlooking your man-made pond. Also included is a 24’ x 36’ heated double garage with new openers and dedicated workshop space, as well as a fully tin 24’ x 44’ barn with a half loft, ideal for hobbies, storage, or small-scale agricultural use. Recent updates include new shingles on both the house and garage (2024), a brand new septic system (2026), and a freshly serviced hot tub, for added peace of mind and comfort. A rare opportunity to own a private, turnkey acreage with space, upgrades, natural light, and unmatched tranquility, just minutes from Buffalo Lake.