

\$1,350,000 - 40303 Range Road 222, Rural Lacombe County

MLS® #A2168451

\$1,350,000

2 Bedroom, 2.00 Bathroom, 3,422 sqft
Residential on 12.75 Acres

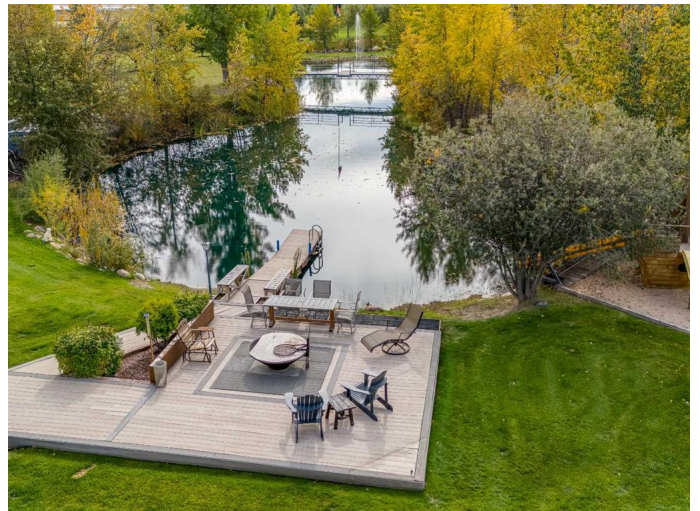
NONE, Rural Lacombe County, Alberta

Your own private paradise or the perfect getaway retreat, this exceptional acreage presents endless possibilities! A beautiful 12 acre nature lovers dream is located on Pelican Narrows at Buffalo Lake in the centre of bird watching heaven. Beautifully manicured grounds encourage outdoor living with a private pond, walking trails and decks for dining or soaking up the sun. This exceptionally well-maintained home showcases the rustic charm of stone and wood, incorporating features of a heart-warming chef's kitchen, farm style dining area, and cozy seating to entice family and friends. Enjoy entertaining in the great room with the beautiful vaulted ceiling, stone fireplace, wet bar and amazing lake views. Two bedrooms, a sleeping loft, den and two well-appointed bathrooms complete the living space. The property includes a bright laundry/mud room area, an attached two car garage and a detached heated garage/shop. Above the detached garage is a guest suite with a perfect sunset deck. A lifestyle worth living!

Built in 1996

Essential Information

| | |
|--------|-------------|
| MLS® # | A2168451 |
| Price | \$1,350,000 |



| | |
|----------------|---|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 3,422 |
| Acres | 12.75 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 and Half Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 40303 Range Road 222 |
| Subdivision | NONE |
| City | Rural Lacombe County |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T0B 3C0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 10 |
| Parking | Additional Parking, Asphalt, Double Garage Attached, Double Garage Detached, Electric Gate, Heated Garage, Insulated, Oversized, See Remarks, Workshop in Garage |
| # of Garages | 4 |
| Is Waterfront | Yes |
| Waterfront | Waterfront |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Central Vacuum, Quartz Counters, See Remarks |
| Appliances | Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, See Remarks, Warming Drawer, Washer/Dryer, Window Coverings |
| Heating | In Floor, Forced Air, Natural Gas, Radiant |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Gas, Great Room, Living Room, Mantle, Recreation Room, Stone, Wood Burning |

Has Basement Yes
Basement Crawl Space, See Remarks

Exterior

Exterior Features Balcony, Garden, Lighting, Playground, Private Entrance, Private Yard
Lot Description Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, Lake, Landscaped, Lawn, Many Trees, Private, Secluded, See Remarks, Treed, Waterfront, Wetlands
Roof Cedar Shake
Construction See Remarks, Vinyl Siding
Foundation Wood

Additional Information

Date Listed October 4th, 2024
Days on Market 317
Zoning AG

Listing Details

Listing Office Sotheby's International Realty Canada

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