



GRASSROOTS
REALTY GROUP

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**26028 Township Road 414 Township
Rural Lacombe County, Alberta**

MLS # A2217440



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,520 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Front Drive, Garage Faces Front, Heated Garage, Insulate		
Lot Size:	3.98 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Native Plants, Private, Rolling SL		

Heating:	In Floor, Forced Air
Floors:	Ceramic Tile, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Slab
Features:	High Ceilings, Natural Woodwork, Open Floorplan, Quartz Counters

Water:	Well
Sewer:	Septic Field
Condo Fee:	-
LLD:	-
Zoning:	R-CR
Utilities:	-

Inclusions: N/A

Here it is - a pristine acreage within ten minute of Lacombe with a private and serene setting - shouse plus a 32x48 shop/barn situated on 3.98 acres! From the moment you drive in you will fall in love with the park like setting and you won't be disappointed once you walk around the property and into the house which has had substantial upgrades and renovations in recent years! The attached shop measures 31x29 with a 15 x 7 garage loft and has infloor heat. Step into this gorgeous home and be greeted with natural woodwork throughout and infloor heat on the main level. The kitchen has beautiful cabinetry, quartz countertops, graphite appliances, large pantry, new lighting and is open concept to the living room and dining areas! The den beside the kitchen is a perfect spot to enjoy your morning coffee or read a book. The home office is on the main level within close proximity to the living area. Chilly spring nights around your wood burning fireplace makes this the perfect spot to enjoy movie night with the family! On the hot summer days/nights you will appreciate the central air conditioning in the home! Main floor laundry room and a four piece bathroom complete this level. Upstairs to the primary bedroom with a walk in closet plus a private deck, 2nd and 3rd bedrooms, four piece bathroom and a family room! The enclosed lean-to on the side of the home provides another space for storage and/or a workout/games room. The attached shop has underfloor heat, 12 foot overhead door, 220 wiring, hot & cold water taps plus a storage loft. The detached shop/barn measures 32 x 48 and can be used for workshop/barn or even an extra recreation space. There is RV parking, underground sprinklers, mature trees and landscaping, pond, firepit area and best of all is the amazing outdoor kitchen - entertaining and barbequing has never been better! Renovations were done

professionally, roof was redone in 2024, new boiler in 2023 - pride of ownership is evident - get ready for acreage living at its best!