



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

25, 40419 Range Road 10
Rural Lacombe County, Alberta

MLS # A2237586



\$919,900

Division:	Lakeview Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,826 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Garage Door Opener, Garage Faces Front, Heated Garage, Triple Garage Att		
Lot Size:	1.25 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, No Neighbours Behind, Paved		

Heating:	In Floor, Forced Air
Floors:	Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stone, Stucco, Wood Frame
Foundation:	None
Features:	Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)

Water:	See Remarks
Sewer:	Septic Field, Septic Tank
Condo Fee:	-
LLD:	29-40-28-W4
Zoning:	8
Utilities:	-

Inclusions: Shed, Central Vac (as is), Greenhouse (as is), TV Brackets, Garage Door Remotes (2)

Not your ordinary Lake House! Welcome to Lakeview Estates – a stunning acreage community with a gorgeous view of Gull Lake to the North. This beautiful property boasts two full levels of living space. The main level walks out to the 1.25 acre parcel. Upon entry, you will notice the modern floating wood stairs with metal rails to the upper floor. This level has two king-sized bedrooms (one currently used as a home gym), a cozy family room with wood burning fireplace, a three piece bathroom, and an office. Laundry room with a brand new washer & dryer. French doors take you out to the fully landscaped yard. Firepit area, raised garden area with greenhouse, and so much space for any activities! The upper level boasts three massive bedrooms. Primary bedroom with its own private deck looking out to the view of the lake. The ensuite boasts dual sinks and a six foot shower. Wrap around deck off the kitchen to take advantage of the the 360 degree views of the property! Chef’s kitchen has been renovated and now includes quartz counters and an entertaining island with extra storage. There is a double-sided gas fireplace separating the kitchen from the living room. European windows and doors give you a view from every room in the house. Custom blinds. Central air conditioning. South facing backyard. Paved drive for extra parking. Heated Garage. This home is absolutely the complete package to enjoy in every season.