



**GRASSROOTS**  
REALTY GROUP

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**41512 Range Road 260**  
**Rural Lacombe County, Alberta**

**MLS # A2239843**



**\$2,399,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,028 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Gravel Driveway, Parking Pad, RV Access/Parking, See Remarks		
<b>Lot Size:</b>	157.69 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Front Yard, Gentle Sloping, Many Trees, Native Plants		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** Well

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full, Walk-Out To Grade

**LLD:** 36-41-26-W4

**Exterior:** Cement Fiber Board

**Zoning:** 1

**Foundation:** Poured Concrete

**Utilities:** Electricity Connected, Natural Gas Connected

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vinyl Windows

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, PLAYHOUSE, HOT TUB (AS-IS)

157.69 ACRES ~ FULLY DEVELOPED 2 STOREY WALKOUT ~ 5 BEDROOMS, 4 BATHS W/OVER 2000 SQ. FT. ABOVE GRADE~ 40' X 60' HEATED SHOP W/KITCHEN, BATHROOM, LAUNDRY & LOFT ~ SET UP FOR HORSES ~ 2 PONDS ~ Located just minutes east of Morningside and ideally positioned between Lacombe and Ponoka, this property offers the perfect blend of convenience and seclusion ~ Covered front veranda welcomes you to this well cared for home loaded with upgrades ~ The spacious foyer with 2-storey ceilings leads to the open concept main living space featuring hardwood flooring, high ceilings and an abundance of large windows that fill the space with natural light ~ The stunning kitchen offers an abundance of white cabinets, tons of quartz counter space including a large island with an eating bar, full tile backsplash, under cabinet lighting, window above the sink with a view, upgraded stainless steel appliances, and access to the wrap around deck and yard ~ Easily host large gatherings in the dining room that offers a second garden door with access to the wrap around deck ~ The living room is a generous size and is centred by a cozy fireplace that features a stone surround, raised hearth and a mantle ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has dual closets with built in organizers and an ensuite with a walk in shower and oversized vanity with a built in desk ~ The home office has large windows that fill the space with natural light and is located next to the 2 piece bathroom ~ Laundry is located in it's own room just off the foyer, and offers built in cabinets ~ Open staircase overlooks the main floor and leads to the upper level where you will find 2 generous size bedrooms, a 4 piece bathroom and a playroom or storage space ~ The fully finished walkout basement with high ceilings, large

above grade windows and operational in floor heat offers two additional bedrooms, a den/craft room, 4 piece bathroom, ample storage space and a large family room with a separate entry leading to a covered patio area with a hot tub ~ Just behind the house is a fire pit area and a playhouse ~ 40' x 60' shop is heated and fully finished inside with a full kitchen, 4 piece bathroom, laundry, and loft with another treed fire pit area ~ Fencing for horses with a barn and waterer ~ 2 ponds offer water supply for livestock ~ This beautiful property is surrounded by mature trees, rolling hills, scenic country views and is perfectly set up for a variety of uses; hobby farm, equestrian retreat or simply more space to live and grow! Seller receives annual surface lease of \$3,000/year.