



GRASSROOTS
REALTY GROUP

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132, 27111 Highway 597
Rural Lacombe County, Alberta

MLS # A2243346



\$1,475,000

Division:	Burbank Heights		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,226 sq.ft.	Age:	2020 (5 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	1.25 Acres		
Lot Feat:	Other		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	24-39-27-W4
Exterior:	Wood Frame	Zoning:	2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, washer, dryer, window coverings -all, dishwasher, Garage controller & remotes.

Experience unparalleled luxury in this stunning custom-built two-storey home, nestled on a semi-treed 1.25-acre lot in Burbank Heights. Spanning over 5,000 sq. ft. of meticulously crafted living space, this 2020-built masterpiece seamlessly blends modern elegance with ultimate comfort. Be welcomed by soaring 18-foot ceilings and a beautifully handcrafted iron railing. Cook and entertain in style with custom white oak and maple cabinetry kitchen, exquisite quartzite countertops, a GE Café gas range, and a spacious walk-in pantry. Enjoy breathtaking views through floor-to-ceiling windows in the living room complemented by a cozy natural stone fireplace. Your personal Primary Bedroom retreat awaits, featuring a spa-inspired ensuite with a luxurious steam shower and a relaxing soaking tub. Second level features additional spacious bedrooms, a family room, and a private ensuite. The fully finished Basement is perfect for entertainment, featuring a media room, 2 additional bedrooms, and a spacious bath. Garage: A car enthusiast's dream, this 7-car garage comes with sleek epoxy flooring. Outdoor Oasis: A beautifully landscaped yard, along with a covered deck equipped with power screens, makes it an entertainer's paradise. Modern Amenities: Complete with underfloor heating, air conditioning, and high-end finishes throughout, this home epitomizes luxury living. Conveniently located close to scenic walking trails and just a short drive to nearby cities, this property truly is a rare gem!