



GRASSROOTS
REALTY GROUP

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29, 27121 Township Road 402
Rural Lacombe County, Alberta

MLS # A2246395



\$949,900

Division:	Lacombe Lake Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,434 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	2.50 Acres		
Lot Feat:	Landscaped, Many Trees, Pie Shaped Lot		

Heating:	High Efficiency, In Floor, Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Ceiling Fan(s), Vaulted Ceiling(s)

Water:	Well
Sewer:	Septic Tank
Condo Fee:	-
LLD:	11-40-27-W4
Zoning:	CR
Utilities:	-

Inclusions: n/a

Welcome to your dream home nestled on 2.5 beautifully landscaped acres in the sought-after Lacombe Lake Estates. This impressive property offers the perfect blend of comfort, space, and functionality — ideal for families, hobbyists, or those simply seeking a peaceful escape. Step inside this spacious 4-bedroom, 3-bathroom home and immediately feel at ease. The open-concept main floor features vaulted ceilings, a modern kitchen with stainless steel appliances, a striking tile backsplash, and convenient main floor laundry located just off the kitchen. There's even a built-in desk off the dining room — perfect for homework or a home office setup. The primary suite includes a luxurious 4-piece ensuite, offering a private retreat after a long day. Downstairs, you'll find a massive recreation/family room complete with a built-in bar — perfect for entertaining. Enjoy the comfort of in-floor heating throughout the basement, making it a cozy space year-round. Outside, the property continues to impress with a 26x34 attached garage (Heated) and a 36x50 shop (Heated) just steps from your door — ideal for projects, storage, or extra parking. The yard is beautifully landscaped and provides endless space for outdoor activities or future garden plans.