



**GRASSROOTS**  
REALTY GROUP

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41017 Highway 20  
Rural Lacombe County, Alberta

MLS # A2252635



**\$794,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,703 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Faces Side		
Lot Size:	2.59 Acres		
Lot Feat:	Backs on to Park/Green Space, Level, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Slate, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	4-41-1-W5
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	Agricultural "A" District
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Security & AV Hardware (Uninstalled)		

**\*Improved Pricing\* Immediate Possession Available! Craftsman Revival Bungalow** - This stunning home blends the timeless charm of early 1900s Craftsman architecture with the comfort and efficiency of modern construction. Classic design elements gable-front rooflines, natural wood beams, and stone accents create inviting curb appeal, while thoughtful interior details showcase warm craftsmanship and character. Inside, you'll find open, light-filled living spaces, custom woodwork, and quality finishes that celebrate traditional design. Modern upgrades such as energy-efficient construction, advanced mechanical systems, and contemporary amenities make this home as practical as it is beautiful. Perfectly marrying heritage style with today's lifestyle, this Craftsman Revival Bungalow offers both enduring character and everyday convenience. Just minutes north of Bentley on pavement, this stunning 1,702 sq ft custom-built bungalow offers the perfect blend of craftsmanship, comfort, and country living. With 5 bedrooms and 3 full bathrooms, this home is loaded with high-end features and thoughtful design throughout including handcrafted cabinetry, 100-year-old reclaimed beams in the kitchen, a handmade copper range hood with dedicated air exchanger, and a striking slate water feature in the front hall. The open-concept layout is bright and spacious, with large windows that fill the home with natural light and showcase beautiful rural views. Built with lasting quality and energy efficiency in mind, the home features double stud wall construction on the main level, R60 attic insulation, Logix ICF foundation, Hardie siding with fir beams, and 50-year shingles. Enjoy the comfort of heated bathroom floors, a built-in vacuum system with a sweep tray in the kitchen, and a whole-home sound system pre-wired throughout. The oversized garage boasts 12' ceilings, is insulated, plumbed for

in-floor heat, and includes a sump drain. Outside, you'll find stamped concrete sidewalks and a brand new composite deck (August 2025). Additional upgrades include air conditioning, HRV system, Rinnai tankless hot water heater with recirculation line, new water softener, and pre-wiring for a full security system inside and out. Peaceful and private, yet conveniently close to town this extraordinary property defines the best of modern acreage living.