



**GRASSROOTS**  
REALTY GROUP

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**37 Wildrose Street**  
**Rural Lacombe County, Alberta**

**MLS # A2261991**



**\$1,449,900**

<b>Division:</b>	Rosedale Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,831 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.75 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lake, Landscaped, Views		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	31-40-26-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Basement Gas Stove, Basement Fridge, Spa Berry Hot Tub

This stunning lakeview bungalow offers over 1,800 sq ft of thoughtfully designed living space with exceptional curb appeal. The upgraded limestone exterior, Euroshield rubber roofing, and oversized heated double garage set the tone for quality throughout. Step inside to find a warm, welcoming main floor with vaulted ceilings, luxury vinyl plank and hardwood flooring, and an abundance of natural light. The chef-inspired kitchen features quartz countertops, custom cabinetry, and stainless steel appliances—perfectly designed for both entertaining and everyday living. The adjoining sunken living room, complete with a cozy gas fireplace, is an inviting spot to unwind & enjoy the views. The spacious primary suite includes a walk-in closet and ensuite with in-floor heat for ultimate comfort. Two additional bedrooms on the main floor both featuring a charming window seat—ideal for family or guests. Downstairs, versatility shines with a fully developed lower level previously used as a B&B. It includes a private entrance, kitchenette/laundry area, wood-burning stove, built-in bookcase, large family room, two additional bedrooms, a three-piece bath, and cold storage with built-in shelving. Enjoy the outdoors from your composite deck overlooking the water, soak in the SpaBerry hot tub, or gather around the firepit in your beautifully landscaped yard. With two wells, in-floor heat, and truly breathtaking views, this property is as functional as it is beautiful.