



GRASSROOTS
REALTY GROUP

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41525 Range Road 32
Rural Lacombe County, Alberta

MLS # A2264928



\$1,495,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,051 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Enclosed, Garage Door Opener, Heated Driveway, Heated		
Lot Size:	4.99 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landsc		

Heating:	In Floor, Hot Water, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Concrete, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	35-41-3-W5
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stucco, Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete, Slab	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Beamed Ceilings, Bookcases, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Steam Room, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Executive 2 Storey Home with Quad Attached Garage & Huge Shop on 4.99 Acres! Impressive 5,000+ s.f. energy efficient 2 storey home built on a poured concrete slab with in-floor heating by on demand boiler, with 13" ICF walls throughout, triple glazed PVC windows and Acrylic Stucco Finish. Entering the grand foyer, a flood of natural light highlights the coloured concrete flooring, 10' ceilings, a chef's dream kitchen with upgraded cabinets, quartz countertops built in high-end appliances, new microwave, new taps, and a huge kitchen island. The kitchen overlooks the dining area and living room, with French doors to an enclosed patio area, great for entertaining and everyday living! Also located on the main floor a 2 piece bathroom, office, laundry room with sinks and plenty of cabinets, and the Primary bedroom comes with French doors to the patio, a 4 piece ensuite with dual sinks, 6'x6' steam tile shower and a huge walk-in closet. A grand wooden staircase featuring wood and metal railings and a vaulted ceiling leads to the upper level, where you will find 2 more huge bedrooms with dormer windows (which could easily be converted to 4 large bedrooms), 3 piece bathroom with a beautifully tiled shower, and a huge family room with stand alone gas stove, and access to the upper balcony where you can see for miles and miles! Additional features to this amazing home include sound & security system throughout, new central vacuum, and all doors are a minimum 3' wide and halls are minimum 4' wide. The first attached garage was built in 2012, comes with in slab heat, separate storage room, and overhead doors c/w openers. The second attached garage was built in 2015, and comes with an overhead forced air heater, and overhead doors c/w openers. If you like some shade with your sunshine, look no further, as the partial wrap-around concrete deck

provides plenty of options, an enclosed sunroom, decorative pillars, built-in fire-pit, concrete block retaining walls, along with the roof top sundeck, all of which feature panoramic views. The landscaping includes many perennials, trees, shrubs, raspberry and saskatoon bushes, and a bountiful garden. This property also comes with a pumphouse, hen house, and underground power with a Natural Gas Generator that kicks on as soon as the power goes out. There's no shortage of places to park equipment on this property, as this property features a Huge Shop (42'x72' enclosed) with 16' ceiling, 5 overhead doors (14'x12'), forced air furnace, hot water tank, 220 wiring and gravel floor. The open machine area provides an additional 42'x80', all of which has a gabled roof, finished with metal and coloured clad exterior. Lots to take in with this Amazing property!