



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

39517 Range Road 31A
Rural Lacombe County, Alberta

MLS # A2265232



\$1,195,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,016 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	8.77 Acres		
Lot Feat:	Back Yard, Cleared, Farm, Few Trees, Front Yard, Fruit Trees/Shrub(s), Gentle Slope		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Concrete	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-39-3-W5
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Metal Counters, Open Floorplan, Recreation Facilities, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		

Inclusions: Fridge, Gas Stove, Dishwasher, Hood Fan, Blinds/Window Coverings, Washer & Dryer, Central Vacuum w/ Attachments, Garage Door Openers & Remotes X2, all TV Wall Mounts, Tool Shed, Sports Court w/ BBall Hoops & Lights, Volleyball Net, Dock for Pond, Riding Arena Paneling, Pens & Bucking Chutes, Horse Shelters X3, Waterers, Hot Tub

Enjoy breathtaking privacy from this 8.77-acre property, perched just 2 minutes northwest of Sylvan Lake's edge. An acreage masterpiece equipped with an exceptional walkout basement, where you can enjoy evening fires or endless fun in your beautifully landscaped yard. Need garage space? There's a double 24'x30' attached heated garage & a 60'x30' workshop (barn) equipped with 100-amp power, hay & tack storage, perfect for all your recreational & storage needs. The property is a haven for horses with multiple pens, corrals, three full-size horse shelters, a waterer, & a full riding arena. A gentle curve on the gravel road (RR 31A) welcomes you onto an inviting driveway, which brings you into a large eye drop courtyard at the front of the home, well thought out & meticulously landscaped for those who love the outdoors. Head inside to explore what this lovely family home has to offer: over 3,400 sq ft of living space, 4 bedrooms, 3 full bathrooms, a master suite fit for royalty, & an open-concept floor plan for entertaining. The kitchen boasts bright east-facing windows, granite countertops, stainless appliances, a tile backsplash, & a stainless pull-up eating bar. Beautiful built-ins & impressive woodwork throughout sit atop beautiful ceramic tile at your feet. The bright living space features a beautiful gas fireplace with a stone mantle & raised hearth, plus incredible west-facing windows, perfect for those sunsets. You'll find great gathering areas on the large rear deck or down below on the patio, overlooking the vast green grass; bring the kids & come enjoy the peace of country living. A separate family room makes movie night a breeze while providing ample room for the dining area. Retire for the evening to your own private wing, comprised of the master suite, complete with French doors to the hot tub, a spacious

5-piece ensuite, a walk-in closet, dual tile vanities, a steam shower, & a large jet tub. The main-floor laundry room offers convenience, while there's an option to move laundry downstairs; do not miss the mud room, a place to catch all those shoes as the kids come in. The lower level welcomes you to a massive family room, three more bedrooms, & large storage rooms. Double doors provide quick access to the backyard & covered patio. Exterior finishings include a mixture of stucco & cedar shake features. Well maintained throughout, it's heated by a top-of-the-line boiler system for in-floor heat, providing comfort & efficiency during those colder winter months. Features include an option for a 5th bedroom on the main floor, new shingles 2025, rough-in for AC, HRV installed, toolshed, dock for the pond, yard lights, a sports court (including basketball hoops), & a full-sized volleyball court (including net & rounded steel bordering). Enjoy a variety of mature spruce, maple, & birch trees. A school bus stops right at your driveway, it's a 5-minute gallop to the lake, & only 1.75 hours to Calgary. The adjacent 141.25 acre property is also for sale - A2256388.