



GRASSROOTS
REALTY GROUP

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

2210B Township Road 392
Rural Lacombe County, Alberta

MLS # A2265750



\$6,900,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,426 sq.ft.	Age:	2010 (16 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Double Garage Detached, Driveway		
Lot Size:	74.00 Acres		
Lot Feat:	Beach, Farm, Lake, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-39-2-W5
Exterior:	See Remarks	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, High Ceilings, See Remarks		

Inclusions: All appliances

A rare opportunity to own an exceptional lakefront estate on 74 acres of prime Alberta countryside. This prestigious walkout bungalow offers an unmatched blend of luxury, privacy, and natural beauty, all with Riparian water rights. Located on 22108 Township Road 392 in Lacombe County, this residence exudes timeless elegance with custom finishes and breathtaking lake views throughout. Step inside to a chef-inspired kitchen, complete with granite countertops, custom cabinetry, and a layout designed for both daily living and entertaining. The expansive living room features coffered ceilings, a grand marble-faced fireplace, and floor-to-ceiling windows that showcase unobstructed water views. The primary retreat is a sanctuary of its own, with built-in cabinetry, panoramic lake-facing windows, a spa-inspired ensuite with walk-in shower, and an impressive walk-in dressing room. The lower level is built for entertaining, boasting a wet bar, spacious family room, and walk-out access to a covered patio, creating seamless indoor-outdoor living. Three large bedrooms downstairs offer comfort and scenic views. An additional finished space located above the garage provides extra flexibility for guests or workspace. Note: The secondary residence on the property is not part of the listing. Please do not access this area and respect all privacy signage during showings. Whether you're dreaming of a private retreat, family estate, or a legacy property, this home offers unparalleled lifestyle potential.