



**GRASSROOTS**  
REALTY GROUP

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

**67305 144A Range Road  
Lac La Biche, Alberta**

**MLS # A2296767**



**\$1,550,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,505 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Gated, Heated Garage, Oversized, RV A		
<b>Lot Size:</b>	137.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Brush, Creek/River/Stream/Pond,		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	17-67-14-W4
<b>Exterior:</b>	None	<b>Zoning:</b>	country residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Sauna, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Nestled on a breathtaking 137-acre estate just 10 kilometers west of Lac La Biche, this extraordinary property presents a rare opportunity to embrace the perfect harmony of luxury, privacy, and nature. This custom-built bungalow is a true masterpiece of design and craftsmanship, offering 5 spacious bedrooms, 2.5 bathrooms, and an expansive layout tailored for both comfortable family living and refined entertaining. Upon entry, you're welcomed into an elegant open-concept floor plan that seamlessly blends the living, dining, and kitchen areas. Designed with both function and beauty in mind, this space is ideal for hosting intimate family dinners or large gatherings. At the heart of the home is an impressive great room—rich woodwork and intricately etched oversized windows fill the space with natural light and showcase the surrounding views. A striking grand fireplace provides a warm, inviting centerpiece that enhances the room's timeless appeal. The primary bedroom is a private sanctuary—generously sized with a large walk-in closet and a spacious 4-piece ensuite. Thoughtfully designed to be both serene and functional, it offers the perfect place to unwind. On the lower level, you'll find four additional large bedrooms, offering ample room for family members, guests, or home office needs. Step outside to a covered rear deck that takes outdoor living to the next level. Complete with in-floor heating, a luxurious hot tub, and a therapeutic swim spa, this space allows for relaxation in every season. Whether you're enjoying a quiet morning coffee or soaking under the stars, this deck offers a peaceful retreat with year-round comfort. An indoor sauna with its own fireplace adds another level of indulgence—ideal for warming up after a winter walk or simply enjoying a moment of peace and rejuvenation. The property also

features a detached, heated shop with additional cold storage&mdash;perfect for hobbyists, trades, or storing recreational equipment. The home&rsquo;s exterior is equally impressive, boasting a continuous metal roof, real Colorado rock accents, and a large covered front porch that exudes rustic elegance. The professionally landscaped yard includes stamped concrete patios with embedded lighting, beautifully maintained gardens, and a built-in fire pit&mdash;creating the ultimate setting for outdoor entertaining or serene evenings spent by the fire. One of the estate&rsquo;s most breathtaking features is the heart-shaped lake just steps from the front yard&mdash;offering unforgettable views and a truly rare focal point. Whether your passion is hunting, fishing, or simply exploring nature, this property delivers it all. A network of private trails weaves throughout the acreage, providing endless opportunities for recreation and discovery. This is more than a home&mdash;it's a lifestyle. A private sanctuary where luxury and the outdoors exist in perfect balance.