



40303 RR222
Rural Lacombe County, Alberta

MLS # A2105768



\$1,700,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,370 sq.ft.	Age:	1996 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	12.75 Acres		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lake, Lawn, Garden, LA		

Heating:	In Floor, Forced Air, Natural Gas, Radiant	Water:	Well
Floors:	Hardwood, Slate	Sewer:	Septic Field
Roof:	Cedar Shake	Condo Fee:	-
Basement:	None	LLD:	23-40-22-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected
Features:	Bar, Built-in Features, Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Built in Vacuum, Pond Sprinkler system, other items Negotiable

Executive Built 12.75 acre Acreage ON Buffalo Lake with its Own Private Water Park! You would not just be buying an acreage, You WOULD be Buying a LIFESTYLE. Property Features a 3370 sq ft custom built House with double attached garage, Double detached garage with Guest House on second floor, water park, RV campsites, and a Pickleball court on Pavement. The house features a breathtaking Living Room with a Rock facing Wood Burning Fireplace, Large Dining Room with Slate flooring and another fireplace, Beautiful Custom Designed Kitchen with Gas Range, Built in Coffee Pot, Quartz counter tops, 2 islands one with a wine rack, and an oversized Walk in Pantry. Also on main floor is a Spacious 4 piece bathroom, a Bedroom, and an oversized mud room. Upstairs you have the Open Primary Bedroom with walk in closet and ensuite, a cozy family room, and an IMPRESSIVE GREAT room. The Great Room features the third Fireplace that is floor to ceiling Stone facing and comes with a Built in Gun Safe, A Bar, and above the bar is a Loft. Great Room can be accessed from main house or stairs through the attached garage. Main house is heated with forced air furnace, garage has in floor heat. Onward to the double detached garage that is used as a shop. Shop area has radiant heat and upstairs is heated by forced air furnace. Above the detached garage is your guest house that has a large South facing Deck. The yard is SPECTACULAR, with your own private man made Fish pond that has bridges, water sprinklers, slide, and another deck area with fireplace. The yard has been completely landscaped and features walking trails through the bush, garden area, and 3 sheds, along with your boat playhouse. You would think you are living in a PARK!