



GRASSROOTS
REALTY GROUP

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39525 Highway 766
Rural Lacombe County, Alberta

MLS # A2117724



\$1,795,999

Division:	NONE		
Cur. Use:	Agricultural, Cattle, Grazing		
Style:	2 Storey		
Size:	3,046 sq.ft.	Age:	-
Beds:	4	Baths:	4
Garage:	Additional Parking, Asphalt, Double Garage Detached, Electric Gate, Triple G		
Lot Size:	150.00 Acres		
Lot Feat:	Farm, Pasture, Private		

Heating:	-	Water:	Well
Floors:	-	Sewer:	-
Roof:	Asphalt Shingle	Near Town:	Eckville
Basement:	Finished, Full	LLD:	34-39-3-W5
Exterior:	-	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Major Use: Mixed

Are you searching for the perfect AG property? This one has been completely updated and is ready to go. 160 acres of grazing land, completely fenced, with a spring run-off creek, water ponds. Great revenue with 4 oil wells in the back corner of the property plus grazing rental if you wish. With revenue just under \$20,000/year. Home site is amazing and is set way back off the paved highway with a paved driveway right to the house!. Electric security gate at property entry leads you to this stunning 3073 sq foot 2 storey home, with so many spectacular features for you enjoyment. This 4 bedroom, 4 bathroom home features spacious open areas, gas fireplace in living room, huge kitchen pantry, and a butlers kitchen. The open concept flows throughout and you will appreciate the warmth and coziness this home offers. There is a bonus suite upstairs perfect for the teenagers or Guests including 2 bedrooms, a bathroom, and a full kitchen. The Primary suite is also on the second level overlooking the amazing living room below complete with a spa like ensuite. Need more space? The walkout basement is fully finished with 2 additional bedrooms and a 4 pce bathroom. Step outside onto the expansive deck taking in the amazing views or enjoy the hot tub and gazebo with a great cooking area. Perfect for those friends and family get togethers. Your vehicles will be protected from the elements in the oversized 30x24 finished heated attached garage. In-floor heating in the Primary bedroom & en-suite, main floor kitchen and bathroom for your extra comfort. If this is not enough lets talk about the outbuildings. Farm holds various buildings from: fantastic 60x40 heated shop, 36' x 48' horse stable Quonset with 5 pens, children's playhouse, green house, and various sheds, . This could be the ideal place for horse lovers, truckers and contractors, and of course the small rancher. Ideal

property for wintering the cattle or for calving season with the higher sloped land. This property truly has it all! 5 Minutes to Eckville, 20 Minutes to Sylvan Lake, 30 Minutes to Red Deer, and 1.5 hours to both the Calgary and Edmonton airports! Your search is over, this could be the one.