



GRASSROOTS
REALTY GROUP

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RR32 Road S
Rural Lacombe County, Alberta

MLS # A2130906



\$1,590,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,394 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Enclosed, Garage Door Opener, Heated Driveway		
Lot Size:	4.99 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Slope		

Heating:	In Floor, Hot Water, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Concrete, Laminate	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	35-41-3-W5
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stucco, Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Heating
Features:	Beamed Ceilings, Bookcases, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Steam Room, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Fridge, Built In Dishwasher, Microwave, electric cooktop stove, washer and dryer, deepfreeze, central vac and attachments		

Welcome to this one of a kind professionally built in 2012, 2 Story Home, 5,394 sq. ft. with poured concrete foundation, 13" Thick ICF walls all the way to the rafters, triple glazed PVC windows and Acrylic Stucco Finish In this energy efficient Home! (heat and power less than \$500 a month in the winter including the shop.) Main floors are colored concrete and tile and laminate upstairs. When you open the doors and come inside you can see the lovely craftsmanship with 10' foot main floor ceiling height featuring quartz countertops throughout, upgraded cabinets, built in high end appliances, huge Island. The kitchen/ dining room are all in one so lots of room for gatherings, a large foyer entry and living room with lots of windows .The kitchen has NEW microwave, and new taps and French doors leading out to the patio. The Master bedroom has French doors out to the patio, the ensuite bathroom includes his and her sinks, and 6' x 6 steam tile shower and huge walk-in closet. Laundry room is on the main floor with sinks and lots of cabinets .The heating is in-floor colored slab and hot water on demand boiler. Head up to the second level on the Beautiful Curved Wood Staircase with wood and metal railings open to above, with vaulted ceilings. Here you will find 2 more bedrooms, and bathroom with a tiled shower, dormer windows, and huge Family room has access to the balcony and fantastic views from being so high up! Included is a sound system and security system, BRAND new central vacuum, all doors are 3' wide and the hall is 4'. The 2 attached garages, are 32' x 28' with 11' ceiling and in slab heat, 2 overhead doors c/w openers, built in 2012. The second attached garage was built in 2015 and is 40' x 28, with an Overhead NG forced air furnace, also has 2 over head doors and openers. Lets go outside on this lovely acreage, all concrete patio, some is covered, enclosed sunroom,

decorative pillars, concrete block retaining walls, a raised balcony and a roof top sundeck, all of this to enjoy the panoramic views and entertaining or just relaxing and enjoying the quietness. Around the house are many perennials, trees, shrubs, raspberry and saskatoon bushes, very good producing garden. There is a private graveled driveway and lots of parking space. There is a pumphouse and the well is 120' deep and has very good water, the septic tank and field are only 2 years old. This property also has underground power and a NG generator that kicks on as soon as the power goes out. There is a nice chicken house, 22' x 16' and has an outside run. Everyone needs a SHOP, this one features 42' x 152' total and was built in 2011, 42'x 72' is enclosed with 16' ceiling height. forced air furnace, hot water tank, 220 wiring and gravel floor with 5 overhead doors, 14' x 12' and 1 man door. The open machine area is 42' x 80'. This shop has a gable style roof finished with metal and colored clad exterior. Come and see this BEAUTIFUL acreage, you won't be disappointed!! Seller is very motivated!!!