



41216 Range Road 274
Rural Lacombe County, Alberta

MLS # A2134369



\$2,078,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,234 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Covered, Garage Faces Front, Heated Garage, Insulated, Oversized, Triple G		
Lot Size:	3.99 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, No Neighbours Behind,		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	17-41-27-W4
Exterior:	Stone, Stucco	Zoning:	AG
Foundation:	Piling(s), Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Satellit

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Storage, Walk-In Closet(s)

Inclusions: Window Coverings, TV Wall Mounts, Garage Door Remote, Hot Tub & Equipment, Surround Sound System, Surround Sound Speaker, Firepit, Security System, Security Camera(s), Dishwasher in Basement, Refrigerator in Basement

Step into your ultimate retreat - a magnificent executive acreage that embodies luxury, comfort, and serenity in an area that doesn't come available often. Nestled on a breathtaking 3.99 acres, this tranquil parcel is a true oasis, offering natural beauty and expert craftsmanship. You'll be captivated by the stunning curb appeal and welcomed into the lush setting featuring a fertile garden and carefully planted mature spruce, poplar, mountain ash and willow trees. Modern colors, stone finishes and a captivating entryway with soaring stone pillars draw you into the over 5,300 sq ft of developed living space, all hinting at the elegance and comfort awaiting within. Step through the front door and be greeted by a grand open living layout featuring impressive 17ft ceilings accentuated by custom accent beams and a striking floor to ceiling stone LED & glass backlit fireplace. The gourmet chef's kitchen is an entertainer's dream, showcasing luxurious leather-finished Brazilian granite countertops, top-of-the-line stainless appliances and custom maple cabinetry. Towering windows offer stunning views that fill the home with natural light. The dining room seamlessly leads to the outdoor living space, a partially covered deck perfect for entertaining or relaxing and enjoying the view. The commitment to comfort and quality continues in the sanctuary of the primary bedroom, featuring a luxurious spa like ensuite, customizable walk in closet and direct patio access leading to an Arctic Spa hot tub. Finishing the main floor is an oversized office that can be easily converted to a 5th bedroom, 2 pc bathroom, spacious main floor laundry and mudroom adjacent to the garage. Upstairs the 1100 sq ft multi-use bonus room presents limitless potential. This level is matched by two spacious bedrooms with walk in closets and a 4pc Jack and Jill bathroom. The walk-out

basement features large windows, a family room with upgraded theatre system, a cozy sitting area and fireplace, custom wet bar with fridge and dishwasher, additional bedroom, full bathroom, and exercise room, all leading to a covered lower level patio. The utility room stores 2 high-efficiency furnaces, air conditioning, in-floor heat (basement, ensuite, kitchen and garage), fresh air ventilation system, pro water system, RO system, and is wired for full home automation, security system and back-up generator to operate essential components of the home. The oversized triple car garage boasts 11 ft ceilings, professionally installed epoxy flooring, is humidity controlled, features 3 floor drains, central vac system w/auto detailing attachments, heated storage room and half bathroom. This immaculate property offers a multitude of uses including an incredible location to operate a business, entertain, raise a family or simply unwind and enjoy the outdoors. A rare find in a highly sought after area this one-of-a-kind estate is on pavement and minutes to both the Central Alberta corridor & sandy beaches of Gull Lake.