



39328 Range Road 15
Rural Lacombe County, Alberta

MLS # A2138837



\$1,275,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,849 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Garage Door Opener, Gravel Driveway, Heated Garage, Oversized		
Lot Size:	4.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lake, Lawn, Garden, Gentle Sloping, Landscaped, Many		

Heating:	Central, Fireplace(s), Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	19-39-1-W5
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: Air Purifier, Dehumidifier, Home Theater System, Overhead Projector and Components, Garage Door Opener, Garage Remotes x3, Workbench(s), Dishwasher, Freezer, Microwave, Refrigerator, Gas Stove, Washer/Dryer, Theatre Chairs x2, Sheds, Greenhouse, Pool Table

This exceptionally well-built custom home, with an attached oversized triple garage/shop, sits on a stunning 4 acres of land just North of the Birchcliff in Silver Springs. With the main township road fully paved from HWY 20, there are now two great access points to the property - one for speed and one for serene Sunday drives. Bring your horses or rent out the pasture. The yard is gorgeous, featuring professional landscaping with hand-picked quarry boulders, a gazebo with a pizza oven, and a huge fire pit to enjoy beautiful starry nights. You will want for nothing in this stunning 4-bedroom, 3-full-bath, walk-out bungalow boasting breathtaking views that seem to go on forever. Relax on the oversized wrap-around deck and let your worries melt away. Located just 4 miles north of Sylvan Lake and a short stroll down the hill to the water's edge for summer or winter fun. This home has had more than \$250,000 in additions and renovations, all professionally completed over the years and the location is second-to-none. The walkout basement features a theatre room to nestle in for movie night with the kids as well as a huge rec room providing hours of entertainment for family and friends alike with the included pool table and wet bar. The stucco has a transferable 25-year warranty and is paintable if the color scheme changes. A 3-bay shop was added to the existing garage, providing potential for storing 5 vehicles or create an epic workout room. The home also features central air and an upgraded allergen and dust removal addition to the furnace. Water and power are available to the pasture. The property is fully fenced with outbuildings, a greenhouse on a timed waterer, and a garden on a timed waterer. This amazing property has too many incredible features to list. It truly is a must-see.