



40308 Range Road 31
Rural Lacombe County, Alberta

MLS # A2147305



\$1,600,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,467 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
Lot Size:	156.00 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Many Trees		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	23-40-3-W5
Exterior:	Concrete, Stucco	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: FRIDGE, STOVE, DISHWASHER-BI, MICROWAVE, CENTRAL VACUUM/ATTACHMENTS WINDOW COVERINGS, GARAGEDOOR OPENER, GARAGE CONTROLS X2

Discover the perfect blend of luxury and tranquility on this stunning 156-acre property just NW of Sylvan Lake. The 1,467 sq ft walkout bungalow showcases quality craftsmanship and modern updates, featuring an open floor plan with granite countertops, birch cabinets, and a double-sided fireplace. The home is filled with windows that capture breathtaking country views from every room. The primary bedroom is a serene retreat with an air jet tub and luxurious ensuite. The main floor offers an office/bird-watching room, upper laundry, and an expansive deck overlooking the west. The lower level is perfect for family fun and entertaining, with two spacious bedrooms, a large family room, a games area with a pool table and wet bar, and a wood stove fireplace for added heat and ambiance. Manicured landscaping, a garden, greenhouse, and heated pool create an outdoor oasis. This property is a rare opportunity to embrace a serene and sustainable lifestyle. Don't miss out on this incredible retreat!