



**GRASSROOTS**  
REALTY GROUP

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40303 Range Road 222  
Rural Lacombe County, Alberta

MLS # A2168451



**\$1,350,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey, Acreage with Residence		
Size:	3,422 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Asphalt, Double Garage Attached, Double Garage Detach		
Lot Size:	12.75 Acres		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, Lake, La		

**Heating:** In Floor, Forced Air, Natural Gas, Radiant

**Water:** Well

**Floors:** Hardwood, Slate, Tile

**Sewer:** Holding Tank, Septic Field

**Roof:** Cedar Shake

**Condo Fee:** -

**Basement:** Crawl Space, See Remarks

**LLD:** 23-40-22-W4

**Exterior:** See Remarks, Vinyl Siding

**Zoning:** AG

**Foundation:** Wood

**Utilities:** -

**Features:** Bar, Built-in Features, Central Vacuum, Quartz Counters, See Remarks

**Inclusions:** Gun safe in great room, fridge and stove in guest suite, fountains in pond, built in Coffee station,

Your own private paradise or the perfect getaway retreat, this exceptional acreage presents endless possibilities! A beautiful 12 acre nature lovers dream is located on Pelican Narrows at Buffalo Lake in the centre of bird watching heaven. Beautifully manicured grounds encourage outdoor living with a private pond, walking trails and decks for dining or soaking up the sun. This exceptionally well-maintained home showcases the rustic charm of stone and wood, incorporating features of a heart-warming chef's kitchen, farm style dining area, and cozy seating to entice family and friends. Enjoy entertaining in the great room with the beautiful vaulted ceiling, stone fireplace, wet bar and amazing lake views. Two bedrooms, a sleeping loft, den and two well-appointed bathrooms complete the living space. The property includes a bright laundry/mud room area, an attached two car garage and a detached heated garage/shop. Above the detached garage is a guest suite with a perfect sunset deck. A lifestyle worth living!