



GRASSROOTS
REALTY GROUP

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40303 Range Road 222
Rural Lacombe County, Alberta

MLS # A2168451



\$1,500,000

| | | | |
|-----------|--|--------|-------------------|
| 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, Fruit Trees/Shrub(s), Lake, Front Yard, Lawn, Gar | | |

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,

Nestled on 12 pristine acres in Pelican Narrows, this enchanting property is a haven for nature enthusiasts and birdwatchers alike. Surrounded by the serene beauty of Buffalo Lake, the beautifully landscaped grounds invite you to embrace the great outdoors. Explore walking trails, unwind by your private pond, or enjoy alfresco dining on the sun-drenched decks. Immaculately maintained, this home invites you in with a rustic blend of stone and wood. The heartwarming chef's kitchen and farm-style dining area create a cozy atmosphere perfect for gathering with family and friends. The spacious great room, featuring a stunning vaulted ceiling and a floor-to-ceiling stone fireplace, offers breathtaking lake views from the balcony, ideal for entertaining or simply soaking in the natural beauty. With two generous bedrooms, a sleeping loft, and a den, there's ample space for relaxation. Two well-appointed bathrooms and a bright laundry and mudroom area make daily life a breeze. The property also boasts an oversized attached two-car garage and a 30 x 30 detached heated garage which doubles as a shop and storage for all your outdoor gear and hobbies. Above the detached garage, a charming guest suite with its own sunset deck awaits, providing a perfect retreat for visitors. Whether you're seeking a personal sanctuary or a year round holiday getaway, this exceptional acreage offers endless opportunities to connect with nature and create cherished memories. Come experience the tranquility and beauty that await you!