



**GRASSROOTS**  
REALTY GROUP

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**1505 Township Road 394**  
**Rural Lacombe County, Alberta**

**MLS # A2193485**



**\$970,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,118 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Quad or More Attached, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	3.00 Acres		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Private, Seasonal Water, See Remarks, View		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	19-39-1-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** NA

Peace & Privacy, this beautiful property has the best of both worlds. Perched overlooking 3 acres of prime land, on the north side of Sylvan Lake. Just a short distance to Sunbreaker Cove to launch your boat! With pavement to the driveway, the commute is convenient. An acreage lifestyle with all the local amenities close by. This unique walk-up design grants you gorgeous views from every angle. The 39" x 33" garage features three large doors and 13" ceilings, allowing for drive thru and hoists. Heated by forced air and a wood burning stove, along with a 2-piece bathroom, this is the ultimate man cave. Head up to the hub of the home and embrace the expansive open floor plan. You will be impressed with the vaulted ceilings and dormer sky lights. The focal point is the fabulous gas fireplace, anchored with bold stonework. The loft is a bonus room bursting with possibilities. A playroom for the kids, or a guest room for company. The kitchen features crisp white cabinetry, black stainless steel appliances, and exquisite quartz countertops with waterfall sides. Dine inside or step thru the garden door and enjoy the composite patio and it's pristine views. Stairs offer easy access down the beautiful backyard. Three large sheds compliment the style of the house and provide storage for various toys and yard equipment. You will enjoy relaxing around the firepit area, gazing at the seasonal pond, and utilizing the RV parking with power. The impressive line of Spruce trees provide a wind break, but could be tapered to enhance the view of the lake. Back inside, the primary bedroom offers a spacious retreat. Complete with a 4-piece ensuite, a separate make-up desk, a wonderful walk-in closet, and its own private patio! Two additional bedrooms and another 4-piece bathroom provide accommodations for the whole family. Upgrades to the home include Central AC, a water softener,

central vac, an outdoor shower, a multiple zone Sonos system, and the Smart Home includes plugs, light fixtures, and thermostats. Plenty of room to build your dream shop if desired. This could be the one you've been waiting for. Treat yourself to a tour of this incredible property today!