



GRASSROOTS
REALTY GROUP

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41115 Range Road 272
Rural Lacombe County, Alberta

MLS # A2199491



\$3,675,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,652 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	116.04 Acres		
Lot Feat:	Landscaped, Lawn		

Heating:	Geothermal, Natural Gas	Water:	Well
Floors:	Concrete, Hardwood, Tile	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	11-41-27-W4
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms), Other, Post & Beam	Zoning:	AG
Foundation:	ICF Block	Utilities:	Electricity, Natural Gas, Other, Phone
Features:	Beamed Ceilings, Breakfast Bar, Sauna, Wood Counters		

Inclusions: Kitchen Island, All Window Coverings, Central Air Conditioner, Garage Door Remotes X2, Shop Door Remotes X4, Hot tub, Portable Panels, Firepit, Security System, Auto Waterers.

Exceptional location close to Lacombe, Gull Lake, and the QEII. This stunning 116-acre property boasts 77 acres of fenced cropland, 29 acres of pastures and 10 acres of manicured yard site. The spectacular 5-bedroom, 4 bathroom, 7100+ sq ft European Style custom built Fir Post & Beam home has a double garage, massive shop, and 3 pastures. Truly remarkable one-of-a-kind home, meticulously crafted to the highest standards & quality. Built with exquisite attention to detail, this custom "post and beam" home showcases an interior mezzanine that is strategically positioned to offer panoramic view of the magnificent ceiling. The combination of classic European styling, modern luxury, intricate wood working is a remarkable testament to architectural excellence. The main level features an open floor plan with soaring ceilings, custom kitchen with ample ash cabinets, premium stainless appliances, gorgeous walnut countertops, and custom-built island. Breakfast nook leads to the living room with cozy stone floor to ceiling wood burning fireplace that is the centerpiece of the living room. The formal dining area is made for entertaining with access to the covered deck. A spacious home office comfortably accommodates any growing business. The three-sided covered deck is a peaceful retreat where you can enjoy morning coffee's, evening sunsets or just unwind in the relaxing hot tub. The upper level features a surrounding mezzanine with view open to below. The primary bedroom has a custom-built wardrobe, luxurious ensuite featuring corner soaker tub and stone / glass shower. Two additional bedrooms and 4pc bathroom complete the upstairs. The walkout basement offers a family room, wine cellar, sauna, 2 bedrooms, 4pc bathroom, storage, and state of the art mechanical room (see brochure for details). Outside, is beautifully manicured with stone retaining walls,

custom firepit, flower beds, wood rail fencing and numerous trees and shrubs. The double attached garage is finished, heated & features post and beam construction. This exceptional property showcases a remarkable blend of modern design & cutting edge technology, ensuring optimal energy performance & minimizing energy consumption with: triple paned, heat shield windows / Super B insulated roof / “Logic Block” ICF construction from footings to peak / lightweight high mass concrete floors (all with in-floor heat) / exceptional air filtering and humidification system / finally the specifically designed Hybrid Geothermal Heat & Cooling System as well as High Efficiency “on demand” Natural Gas Boiler will keep you warm in the winter and cool in the summer! The Massive Shop is 13,500 sq ft that is lined, insulated, has poured concrete floor, radiant heat, floor drains, mezzanine, office, kitchen, bathroom, 2 mechanical rooms, 14 ft ceilings, 6 overhead doors and a 20KVA back up generator and auto transfer. The property has a secondary site with services. Every detail has been carefully considered and executed.