



GRASSROOTS
REALTY GROUP

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39328 Range Road 15
Rural Lacombe County, Alberta

MLS # A2202423



\$1,150,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,849 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Garage Door Opener, Gravel Driveway, Heated Garage, Oversized		
Lot Size:	4.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Gentle Sloping, Lake, Landscaped, Lawn, Many		

Heating:	Central, Fireplace(s), Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	19-39-1-W5
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	CR-R
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: Air Purifier, Dehumidifier, Home Theater System, Overhead Projector and Components, Garage Door Opener, Garage Remotes x3, Workbench(s), Dishwasher, Freezer, Microwave, Refrigerator, Gas Stove, Washer/Dryer, Theatre Chairs x2, Sheds, Greenhouse, Pool Table

Experience the perfect balance of rural charm and modern convenience with this custom-built bungalow, nestled on a stunning 4-acre parcel in Silver Springs—just north of Sylvan Lake. Offering unparalleled privacy and breathtaking panoramic views, this property delivers the peaceful lifestyle you crave without sacrificing proximity to town. Arriving is effortless with a newly paved township road from HWY 20, providing two convenient routes: one for quick access and another for a scenic lake country drive through Birchcliff. Whether you're bringing horses or the dirt bike, the fenced pastures are allow for a versatile rural lifestyle. Step into a thoughtfully crafted 4-bedroom, 3-bathroom walkout bungalow that has had the size and style for all the family needs. The expansive wrap-around deck is the perfect retreat to unwind and take in the breathtaking surroundings, while the walkout basement is made for entertainment, featuring a theatre room, a spacious rec room with a wet bar, and a pool table for ultimate relaxation and fun. The exterior stucco still has many years of warranty remaining and can be repainted to suit your evolving style. Outdoors, the professionally landscaped yard is truly a showstopper, showcasing hand-selected quarry boulders, a charming gazebo with a built-in pizza oven, and a massive fire pit ideal for unforgettable starlit gatherings. For car enthusiasts or those needing extra workspace, the 3-bay shop expands the garage capacity to accommodate up to five vehicles, with plenty of space left for a home gym or workshop. The property is further enhanced by central air, an upgraded allergen filtration system, multiple outbuildings, and a greenhouse equipped with a timed watering system. This property has undergone \$250,000 in renovations and landscaping over the years and with its unbeatable combination of location, luxury, functionality,

and natural beauty, this property is truly one-of-a-kind. Don't miss your chance to own this extraordinary retreat!