



41313 RR#31
Rural Lacombe County, Alberta

MLS # A2202673



\$1,895,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,728 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Quad or More Detached, RV Access/Parking		
Lot Size:	149.82 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Garden, Landscaped, Pasture, Private, View		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	24-41-3-W5
Exterior:	Stucco	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Wet Bar		

Inclusions: Window Coverings, 4 Island Stools, Wood Stove, 2 Stools & Fridge Downstairs, Garage Door Opener & 2 Controls, Shop Work Bench, Greenhouse, Cabin with Wood Stove, Pond Aeration System, Crusher Cone Fire Pit, 2 Auto Waterers, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Ceiling Fan(s), Garage Door Opener, Reverse Osmosis System

Your Dream Property Awaits! Nestled at the end of a no-exit road, this beautiful 149+ acres is the ideal place to raise a family and entertain friends. Ideally located within easy commuting distance of larger centers like Red Deer, Sylvan Lake, and Rocky Mountain House, as well as smaller nearby communities, this property offers the perfect blend of convenience and seclusion. The fully finished walkout bungalow boasts over 3300 sq. ft. of living space with breathtaking views that you'll never tire of. Enjoy your morning coffee as you watch the sun rise over your own aerated trout pond, complete with a fountain and visiting wildlife. The perimeter of the yard area is lined with towering spruce trees and features trails for hiking, riding, snowshoeing, and more. A second fire pit/camping area offers endless opportunities for exploring nature right out your back door. The property also includes a cozy cabin, complete with a wood stove, perfect for kids' camping adventures in a safe environment. A 900 sq. ft. garage provides ample parking and additional storage, with a convenient side door entry into the house. Inside, the spacious kitchen offers plenty of cupboard and counter space, and a long breakfast bar perfect for visiting with the cook. The primary bedroom is a private retreat with its own sunroom and a newly tiled shower in the ensuite. The main level also includes a comfortable living room, a second bedroom, and a 4-piece bath. Downstairs, the walkout level features a large recreational room with a wood stove and its own bar, additional storage, two large bedrooms, and another 4-piece bath, providing plenty of room for comfortable living. Outside, explore the fire pit area with its' fantastic view as well as a large greenhouse and garden areas. Did we mention the shop? The property also includes a 40'x64' shop with a concrete floor, 14' door, mezzanine, office,

water, 3-piece bathroom, 220 wiring, workbench, and more. The attached lean-to provides additional under-cover parking and contains a huge, temperature-controlled cold room for everything you grow. Two automatic waterers and fenced pastures enhance the property's potential for self-sufficient living and it can provide you with additional income as well with the crop and pasture rental (\$15,000/2024) Range Road #31 is currently being widened as well! Properties like this one are rare—don't miss your chance to own this incredible piece of paradise! GST is applicable