



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**38212 Range Road 252**  
**Rural Lacombe County, Alberta**

**MLS # A2207098**



**\$2,300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,139 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	31.60 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behin		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** Well

**Floors:** Hardwood

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 15-38-25-W4

**Exterior:** Brick, Stucco, Wood Frame

**Zoning:** AG

**Foundation:** Poured Concrete

**Utilities:** Cable Connected

**Features:** Bar, Built-in Features, Crown Molding, Granite Counters, Kitchen Island, Recessed Lighting, Storage

**Inclusions:** Fridge, Dishwasher, Washer, Dryer, Built-in oven, built-in microwave, cooktop, all window coverings, audio system with projector, storage shelving in house, patio table with umbrella and 6 chairs and aglider, shed, central vac and all attachments, garage door opener, and remotes (2) garage door opener for shop and remotes, 3 gate remotes, gate, bench in the shop, bench and shelving in garage, custom built wall unit in Living Room, tv and wall mounts in the sitting room, built in tv in living room, electronics in living room, theatre room couch, ceiling fans, security system yearly contract with ram, sump pump, all shelving in storage room, water treatment (sand filter), fuel tank.

The perfect acreage for the discerning buyer—where unmatched quality, luxury, and lifestyle come together seamlessly. Set on 32 private acres, this extraordinary property features a beautifully renovated 3,100+ sq.ft. bungalow with an attached heated Garage and Workshop, plus a fully equipped 52x70 detached shop. Every want is fulfilled—from high-end interior finishes to exceptional outdoor space, privacy, and functionality. This is a property that goes beyond expectations, offering a rare combination of sophistication, space, and seclusion for those who value excellence in every detail. Completely renovated from top to bottom, including brand new furnaces and water tanks, this home is a true showcase of quality and craftsmanship. From the 200-year-old reclaimed hardwood floors to the professionally installed sprinkler system that services each spruce tree in the front yard, every element has been thoughtfully chosen and executed by Central Alberta's most skilled tradespeople. The spacious Chef's Kitchen features granite counters, a massive centre island, upgraded stainless appliances including an induction stove, and custom cabinetry throughout—including a rich dark cherrywood wall pantry. Grouted vinyl tile floors, dazzling LED and recessed lighting, and a travertine backsplash (which continues on a stunning feature wall in the Dining Area) all add to the refined atmosphere. The attached Sitting Room is perfect for after-dinner conversation, while the Living Room—anchored by a true wood-burning masonry fireplace—is a warm and inviting space to relax and take in views of the East-facing landscape. When it's time to entertain, head downstairs to the Theatre Room with 98" screen and wet bar, or step out onto the expansive 1,000 sq.ft. west-facing Wolf-brand deck, complete with

powder-coated aluminum railings and LED lights on every post, all backing onto the peaceful beauty of Jones Creek. The main floor features three Bedrooms, including an extraordinary Primary Suite with dual vanities, a tiled rain shower, and a luxurious Dressing Room with built-in makeup vanity and an impressive walk-in closet designed with custom wood cabinetry for optimal organization. The attached heated Double Garage and 15x22 Workshop with in-floor heat provide versatile options for hobbies, projects, or extra storage. For even more functionality, the 52x70 detached shop is a standout, complete with a Bathroom, radiant gas heat, and two 14x14 overhead electric doors—ideal for business use or serious recreational storage. Additional features include: energy-efficient triple-pane windows, updated electrical and plumbing, Hunter Douglas blinds, solid core interior doors, and a custom stone pillar security gate at the property entrance. Surrounded by mature, towering trees and backing onto Jones Creek, this acreage offers exceptional privacy just 10 minutes from Red Deer. Properties of this caliber are rare—this is your opportunity to own one of Central Alberta's finest estates.