

\$1,695,000 - 39406 Range Road 280, Rural Lacombe County

MLS® #A1043013

\$1,695,000

5 Bedroom, 4.00 Bathroom, 4,180 sqft
Residential on 60 Acres

NONE, Rural Lacombe County, Alberta

You have earned the PRESTIGE....You deserve the PRIVACY! Situated on 60 Acres minutes from Blackfalds and Red Deer lies this awe-inspiring property. Where modern lines, luxurious woods and stone come together to create a stylish and warm place to call home. Everywhere you look large triple pane windows allow an abundance of natural light to surround you. The open floor plan makes entertaining come naturally and encourages family and friends to gather. Everyone will have room to help in the bright, spacious kitchen with tons of granite counters and no lack of storage. You will even enjoy a BBQ in the coldest of months in the four season room with indoor B.B.Q, industrial hood fan, sink and additional dishwasher. Luxury continues in the master suite made for the king of this castle with a spa like ensuite with a unique walk in closet, his & her sinks, deep soaker tub and marvelous shower. There is a second bedroom on the main with its own two piece ensuite which would also work well as an office. On the upper level is the loft area and bonus rooms great for a playroom, or maybe for a private library to curl up with a good book. The additional bedrooms on this level are spacious with two of them joined by a Jack and Jill bath. Need more room, well the undeveloped walk out basement is waiting for your vision to become reality and already has two bathrooms plumbed in. You will discover extra touches and upgrades throughout. Starting with top of the line appliances, wood



fireplace with log lighter, auto illuminated stairs, two central vacs, two furnaces, central air and in floor heat are just a few on a long list. The triple car garage is just the icing on the cake. The property has 600 trees planted to frame the yard around the homestead. This could be a great opportunity for a large shop or detached building to operate a business as well with others already in the area. Wake up every morning, pinch yourself and realize your no longer dreaming!

Built in 2014

Essential Information

MLS® #	A1043013
Price	\$1,695,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	4,180
Acres	60.00
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence
Status	Active

Community Information

Address	39406 Range Road 280
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking	Attached, Attached Garage, Triple Garage
# of Garages	3

Interior

Interior Features	Beamed Ceilings, Central Vacuum, Chandelier, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Double Oven, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Has Basement	Yes
Basement	Full, Unfinished
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	No Neighbours Behind, Many Trees, Private
Roof	Asphalt
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2020
Days on Market	39
Zoning	AG

Listing Details

Listing Office	Trilliant Real Estate Group Ltd.
----------------	----------------------------------

MLS listings provided by Pillar 9™. Information Deemed Reliable But Not Guaranteed. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.