

# \$1,350,000 - 40303 Range Road 222, Rural Lacombe County

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MLS® #A2168451

**\$1,350,000**

2 Bedroom, 2.00 Bathroom, 3,422 sqft  
Residential on 12.75 Acres

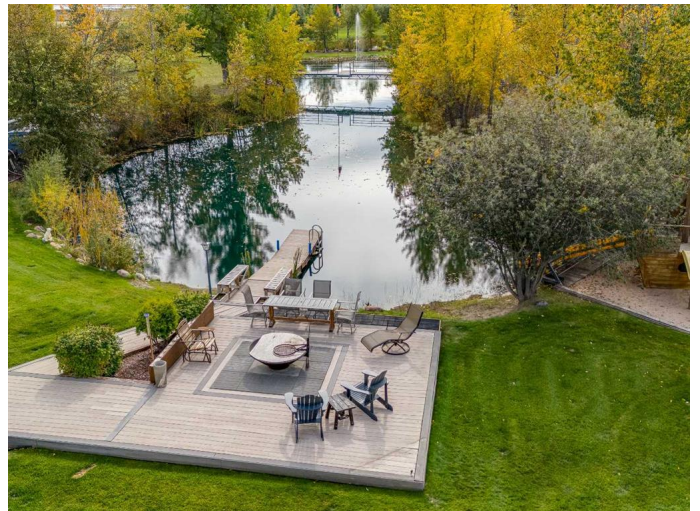
NONE, Rural Lacombe County, Alberta

Your own private paradise or the perfect getaway retreat, this exceptional acreage presents endless possibilities! A beautiful 12 acre nature lovers dream is located on Pelican Narrows at Buffalo Lake in the centre of bird watching heaven. Beautifully manicured grounds encourage outdoor living with a private pond, walking trails and decks for dining or soaking up the sun. This exceptionally well-maintained home showcases the rustic charm of stone and wood, incorporating features of a heart-warming chef's kitchen, farm style dining area, and cozy seating to entice family and friends. Enjoy entertaining in the great room with the beautiful vaulted ceiling, stone fireplace, wet bar and amazing lake views. Two bedrooms, a sleeping loft, den and two well-appointed bathrooms complete the living space. The property includes a bright laundry/mud room area, an attached two car garage and a detached heated garage/shop. Above the detached garage is a guest suite with a perfect sunset deck. A lifestyle worth living!

Built in 1996

## Essential Information

MLS® #	A2168451
Price	\$1,350,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	3,422
Acres	12.75
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	40303 Range Road 222
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0B 3C0

### Amenities

Parking Spaces	10
Parking	Additional Parking, Asphalt, Double Garage Attached, Double Garage Detached, Electric Gate, Heated Garage, Insulated, Oversized, See Remarks, Workshop in Garage
# of Garages	4
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Quartz Counters, See Remarks
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, See Remarks, Warming Drawer, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Great Room, Living Room, Mantle, Recreation Room, Stone, Wood Burning

Has Basement	Yes
Basement	Crawl Space, See Remarks

## Exterior

Exterior Features	Balcony, Garden, Lighting, Playground, Private Entrance, Private Yard
Lot Description	Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, Lake, Landscaped, Lawn, Many Trees, Private, Secluded, See Remarks, Treed, Waterfront, Wetlands
Roof	Cedar Shake
Construction	See Remarks, Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	October 4th, 2024
Days on Market	306
Zoning	AG

## Listing Details

Listing Office	Sotheby's International Realty Canada
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