

# \$1,500,000 - 40303 Range Road 222, Rural Lacombe County

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MLS® #A2168451

**\$1,500,000**

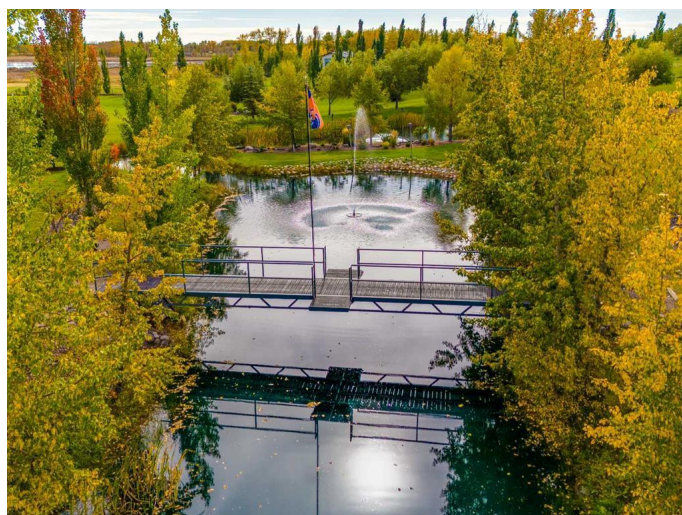
2 Bedroom, 2.00 Bathroom, 3,422 sqft  
Residential on 12.75 Acres

NONE, Rural Lacombe County, Alberta

Nestled on 12 pristine acres in Pelican Narrows, this enchanting property is a haven for nature enthusiasts and birdwatchers alike. Surrounded by the serene beauty of Buffalo Lake, the beautifully landscaped grounds invite you to embrace the great outdoors. Explore walking trails, unwind by your private pond, or enjoy alfresco dining on the sun-drenched decks.

Immaculately maintained, this home invites you in with a rustic blend of stone and wood. The heartwarming chef's kitchen and farm-style dining area create a cozy atmosphere perfect for gathering with family and friends. The spacious great room, featuring a stunning vaulted ceiling and a floor-to-ceiling stone fireplace, offers breathtaking lake views from the balcony, ideal for entertaining or simply soaking in the natural beauty.

With two generous bedrooms, a sleeping loft, and a den, there's ample space for relaxation. Two well-appointed bathrooms and a bright laundry and mudroom area make daily life a breeze. The property also boasts an oversized attached two-car garage and a 30 x 30 detached heated garage which doubles as a shop and storage for all your outdoor gear and hobbies. Above the detached garage, a charming guest suite with its own sunset deck awaits, providing a perfect retreat for visitors.



Whether you're seeking a personal sanctuary or a year round holiday getaway, this exceptional acreage offers endless opportunities to connect with nature and create cherished memories. Come experience the tranquility and beauty that await you!

Built in 1996

**Essential Information**

|                |   |
|----------------|---|
| MLS® #         | A2168451                                  |
| Price          | \$1,500,000                               |
| Bedrooms       | 2   |
| Bathrooms      | 2.00                                      |
| Full Baths     | 2   |
| Square Footage | 3,422                                     |
| Acres          | 12.75                                     |
| Year Built     | 1996                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 2 and Half Storey |
| 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        | Double Garage Attached, Additional Parking, Asphalt, 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 | Built-in Features, Quartz Counters, See Remarks, Bar, Central Vacuum  |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Bar Fridge, 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, Living Room, Mantle, Wood Burning, Great Room, Recreation Room, Stone  |
| Has Basement      | Yes   |
| Basement          | Crawl Space, See Remarks  |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2024 |
| Days on Market | 193               |
| Zoning         | AG                |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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