

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

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	179
Zoning	AG

## Listing Details

Listing Office	Sotheby's International Realty Canada
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