

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

**MLS # A2121272**



**\$2,500,000**

<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 (38 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, Lawn, No Neighbours Behind, Landscaped, Many Tre		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	15-38-25-W4
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected
<b>Features:</b>	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, freezer in garage, all window coverings, audio system with projector, 4 bar stools downstairs, 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, shelving and bench in the shop, bench and shelving in garage, custom built wall unit in LivingRoom, electric fireplace unit in the sitting 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, sunroom, all shelving in storageroom, water treatment (sand filter), fuel tank.

Welcome to an oasis of luxury and functionality nestled within 31.60 acres of pristine landscape, boasting a grand bungalow with an attached double garage and workshop, alongside a generous 52x70 shop — a dream retreat for discerning executives and retirees alike. The detached shop is perfect for any hobby or business venture, providing ample space for storage and work. The bungalow with attached Garage and workshop is a masterpiece, featuring top-of-the line finishes and luxurious details throughout. Completely renovated, with no expense spared and no detail overlooked, from the 200 year-old reclaimed hardwood floors to the sprinkler systems servicing each spruce tree in the front yard, this home has had a complete overhaul with the best materials and most talented tradespeople that Central Alberta has to offer. Well-maintained and not a spec of dust to be found, entertain in style in the spacious and welcoming Kitchen, complete with granite counters and a massive centre island. Upgraded stainless appliances, including an induction stove, are sure to please the chef, while an abundance of custom designed cabinetry, including a dark cherrywood wall pantry, dazzling LED and recessed lights, and grouted vinyl tile floors add to the high-end finishes. The attached Dining Area has a feature travertine wall, with the same stone used in the Kitchen's backsplash. The attached Sitting Room provides a cozy spot to chat over an after-dinner drink, while the Living Room is home to a true wood burning masonry fireplace, a showstopping feature of this East-facing room with a spectacular view of the property. There are more spaces to entertain in, including the lower level's wet bar and Theatre Room with 98" screen, or the west-facing 1,000 Sq.Ft. Wolf-brand deck with powdered coated aluminum rails and LED

lights on every post, backing onto Jones Creek. The main floor boasts 3 Bedrooms, including an unbelievable Master. The Ensuite is spectacular, with dual vanities, tile shower with rainwater showerheads, and a stunning Dressing Room with built-in makeup vanity and the most beautiful walk-in closet with tons of wood cabinets to keep you organized. Attached find a Double Garage and 15x22 workshop, both with in-floor heat, perfect for parking, hobbies, or storage. The property also includes a 52x70 shop with Bathroom, radiant gas heaters, and 2-16x14 overhead electric doors. Other features include: updated electrical and plumbing, energy efficient triple pane windows throughout, Hunter Douglas blinds on all windows, solid core interior doors, and a custom stone pillar security gate at the front of the acreage. Surrounded by mature, towering trees, and backing onto Jones Creek, enjoy the privacy that this acreage offers with just a 10 minute drive to Red Deer for access to amenities. With very few spots like this in Central Alberta, now is your chance to own one of the most beautiful and well-designed acreages that you can enjoy for years to come.