

\$2,399,900 - 41512 Range Road 260, Rural Lacombe County

MLS® #A2239843

\$2,399,900

5 Bedroom, 4.00 Bathroom, 2,028 sqft
Single Family on 157.69 Acres

N/A, Rural Lacombe County, Alberta

157.69 ACRES ~ FULLY DEVELOPED 2 STOREY WALKOUT ~ 5 BEDROOMS, 4 BATHS W/OVER 2000 SQ. FT. ABOVE GRADE~ 40' X 60' HEATED SHOP W/KITCHEN, BATHROOM, LAUNDRY & LOFT ~ SET UP FOR HORSES ~ 2 PONDS ~ Located just minutes east of Morningside and ideally positioned between Lacombe and Ponoka, this property offers the perfect blend of convenience and seclusion ~ Covered front veranda welcomes you to this well cared for home loaded with upgrades ~ The spacious foyer with 2-storey ceilings leads to the open concept main living space featuring hardwood flooring, high ceilings and an abundance of large windows that fill the space with natural light ~ The stunning kitchen offers an abundance of white cabinets, tons of quartz counter space including a large island with an eating bar, full tile backsplash, under cabinet lighting, window above the sink with a view, upgraded stainless steel appliances, and access to the wrap around deck and yard ~ Easily host large gatherings in the dining room that offers a second garden door with access to the wrap around deck ~ The living room is a generous size and is centred by a cozy fireplace that features a stone surround, raised hearth and a mantle ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has dual closets with built in organizers and an ensuite with a



walk in shower and oversized vanity with a built in desk ~ The home office has large windows that fill the space with natural light and is located next to the 2 piece bathroom ~ Laundry is located in it's own room just off the foyer, and offers built in cabinets ~ Open staircase overlooks the main floor and leads to the upper level where you will find 2 generous size bedrooms, a 4 piece bathroom and a playroom or storage space ~ The fully finished walkout basement with high ceilings, large above grade windows and operational in floor heat offers two additional bedrooms, a den/craft room, 4 piece bathroom, ample storage space and a large family room with a separate entry leading to a covered patio area with a hot tub ~ Just behind the house is a fire pit area and a playhouse ~ 40' x 60' shop is heated and fully finished inside with a full kitchen, 4 piece bathroom, laundry, and loft with another treed fire pit area ~ Fencing for horses with a barn and waterer ~ 2 ponds offer water supply for livestock ~ This beautiful property is surrounded by mature trees, rolling hills, scenic country views and is perfectly set up for a variety of uses; hobby farm, equestrian retreat or simply more space to live and grow! Seller receives annual surface lease of \$3,000/year. (id:6289)

Built in 2016

Essential Information

Listing #	A2239843
Price	\$2,399,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,028
Acres	157.69
Year Built	2016
Type	Single Family

Sub-Type Freehold

Community Information

Address 41512 Range Road 260
Subdivision N/A
City Rural Lacombe County
Province Alberta
Postal Code T4L2N5

Amenities

Utilities Electricity, Natural Gas
Features See remarks, Other, PVC window, Closet Organizers, Gas BBQ Hookup
Parking Gravel, Parking Pad, RV, See Remarks
View View

Interior

Appliances Refrigerator, Dishwasher, Stove, Microwave, See remarks, Washer & Dryer
Heating Natural gas Forced air, In Floor Heating
Cooling None
Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes
Basement Walk out

Exterior

Foundation Poured Concrete

Listing Details

Listing Office Lime Green Realty Central



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