

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

---

MLS® #A2168451

**\$1,350,000**

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

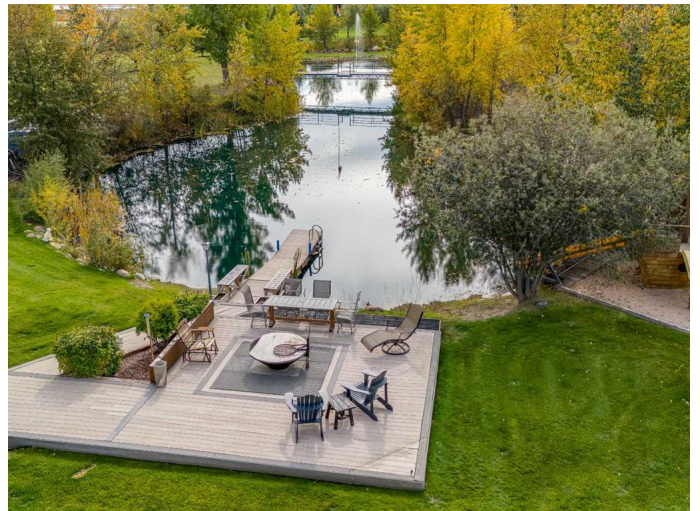
NONE, Rural Lacombe County, Alberta

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          | 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        | 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, Central Vacuum, Built-in Features, Quartz Counters, See Remarks                                                                                                  |
| Appliances        | Built-In Oven, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Garage Control(s), See Remarks, Warming Drawer |
| Heating           | Forced Air, Natural Gas, In Floor, Radiant                                                                                                                            |
| Cooling           | None                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                   |
| # of Fireplaces   | 3                                                                                                                                                                     |
| Fireplaces        | Great Room, Gas, 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   | Private, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard, Garden, Lake, Lawn, Landscaped, Many Trees, See Remarks, Secluded, Treed, Wetlands, Waterfront |
| Roof              | Cedar Shake                                                                                                                                                        |
| Construction      | See Remarks, Vinyl Siding                                                                                                                                          |
| Foundation        | Wood                                                                                                                                                               |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2024 |
| Days on Market | 340               |
| Zoning         | AG                |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.