

# \$1,590,000 - Rr32 Road S, Rural Lacombe County

MLS® #A2130906

**\$1,590,000**

3 Bedroom, 3.00 Bathroom, 5,394 sqft

Residential on 4.99 Acres

NONE, Rural Lacombe County, Alberta

Welcome to this one of a kind professionally built in 2012, 2 Story Home, 5,394 sq. ft. with poured concrete foundation, 13" Thick ICF walls all the way to the rafters, triple glazed PVC windows and Acrylic Stucco Finish In this energy efficient Home! ( heat and power less than \$500 a month in the winter including the shop.) Main floors are colored concrete and tile and laminate upstairs. When you open the doors and come inside you can see the lovely craftsmanship with 10' foot main floor ceiling height featuring quartz countertops throughout, upgraded cabinets, built in high end appliances, huge Island. The kitchen/ dining room are all in one so lots of room for gatherings, a large foyer entry and living room with lots of windows .The kitchen has NEW microwave, and new taps and French doors leading out to the patio. The Master bedroom has French doors out to the patio, the ensuite bathroom includes his and her sinks, and 6' x 6 steam tile shower and huge walk-in closet. Laundry room is on the main floor with sinks and lots of cabinets .The heating is in-floor colored slab and hot water on demand boiler. Head up to the second level on the Beautiful Curved Wood Staircase with wood and metal railings open to above, with vaulted ceilings. Here you will find 2 more bedrooms, and bathroom with a tiled shower, dormer windows, and huge Family room has access to the balcony and fantastic views from being so high up! Included is a sound system and security system, BRAND new central vacuum,



all doors are 3' wide and the hall is 4'. The 2 attached garages, are 32' x 28' with 11' ceiling and in slab heat, 2 overhead doors c/w openers, built in 2012. The second attached garage was built in 2015 and is 40' x 28, with an Overhead NG forced air furnace, also has 2 overhead doors and openers. Lets go outside on this lovely acreage, all concrete patio, some is covered, enclosed sunroom, decorative pillars, concrete block retaining walls, a raised balcony and a roof top sundeck, all of this to enjoy the panoramic views and entertaining or just relaxing and enjoying the quietness.

Around the house are many perennials, trees, shrubs, raspberry and saskatoon bushes, very good producing garden. There is a private graveled driveway and lots of parking space. There is a pumphouse and the well is 120' deep and has very good water, the septic tank and field are only 2 years old. This property also has underground power and a NG generator that kicks on as soon as the power goes out. There is a nice chicken house, 22' x 16' and has an outside run. Everyone needs a SHOP, this one features 42' x 152' total and was built in 2011, 42' x 72' is enclosed with 16' ceiling height. forced air furnace, hot water tank, 220 wiring and gravel floor with 5 overhead doors, 14' x 12' and 1 man door. The open machine area is 42' x 80'. This shop has a gable style roof finished with metal and colored clad exterior. Come and see this BEAUTIFUL acreage, you won't be disappointed!! Seller is very motivated!!!

Built in 2012

### **Essential Information**

MLS® #	A2130906
Price	\$1,590,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	5,394
Acres	4.99
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

### **Community Information**

Address	Rr32 Road S
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C2J0

### **Amenities**

Utilities	Electricity Connected, Heating Paid For, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities
Parking Spaces	4
Parking	Concrete Driveway, Driveway, Enclosed, Garage Door Opener, Heated Driveway, Heated Garage, Insulated, Oversized, Quad or More Attached, Secured, Workshop in Garage
# of Garages	4

### **Interior**

Interior Features	Beamed Ceilings, Bookcases, Chandelier, Closet Organizers, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Steam Room, Storage, Wired for Sound, Walk-In Closet(s)
Appliances	Built-In Electric Range, Oven-Built-In, Built-In Oven, Convection Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Water Heater, Microwave, Refrigerator, Satellite TV Dish, Washer/Dryer, Window Coverings
Heating	Hot Water, In Floor, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Free Standing, Gas
Basement	None

## Exterior

Exterior Features	Balcony, Fire Pit, Garden, Lighting, Private Yard, Rain Barrel/Cistern(s), Rain Gutters, RV Hookup, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Garden, Gentle Sloping, Lawn, Low Maintenance Landscape, Landscaped, No Neighbours Behind, Secluded, Views
Roof	Metal
Construction	Concrete, ICFs (Insulated Concrete Forms), Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 10th, 2024
Days on Market	474
Zoning	CRA

## Listing Details

Listing Office	Maxwell Capital Realty (Rimbey)
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.