

**38212 Range Road 252  
Rural Lacombe County, Alberta**
**MLS # A2207098**
**\$2,250,000**


|                  |   |                               |
|------------------|---|-------------------------------|
| <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 (40 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, Landscaped, Lawn, Many Trees, No Neighbours Behind |                               |

|                    |   |                   |                           |
|--------------------|---|-------------------|---------------------------|
| <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>   | 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, all window coverings, audiosystem with projector, patio table with umbrella and 6 chairs and a glider, shed, central vac and all attachments, garagedoor opener, and remotes (2) garage door opener for shop and remotes, 3 gate remotes, gate, bench and shelving inattached garage, custom built wall unit in Living Room, tv and wall mounts in the sitting room, built in tv in living room, electronics in living room, ceiling fans, security system yearly contract with ram, sump pump, water treatment (sandfilter), fuel tank, pallet racks in shop (south wall). The perfect acreage for the discerning buyer—where unmatched quality, luxury, and lifestyle come together effortlessly. Set on 32 private acres, this extraordinary property features a beautifully renovated 3,100+ sq.ft. bungalow with an attached heated Garage and Workshop, plus a fully equipped 52x70 detached shop. Every want is fulfilled—from refined interior finishes to exceptional outdoor space, privacy, and functionality. This is a property that exceeds expectations, offering a rare combination of sophistication, space, and seclusion for those who value excellence in every detail. Completely renovated from top to bottom, including brand new furnaces and water tanks, this home reflects careful craftsmanship throughout. From the 200-year-old reclaimed hardwood floors to the sprinkler system servicing the spruce trees on the berm along the south side of the driveway, every element has been thoughtfully selected and executed by Central Alberta's skilled tradespeople. The spacious Chef's Kitchen features granite counters, a massive centre island, upgraded stainless appliances including an induction stove, and custom cabinetry throughout—including a rich dark cherrywood wall pantry. Grouted vinyl tile floors, LED and recessed lighting, and a travertine backsplash (which continues on a striking feature wall in the Dining Area) contribute to the home's refined atmosphere. The attached Sitting Room is ideal for after-dinner conversation, while the Living Room—anchored by a true wood-burning masonry fireplace—offers a warm and inviting space to unwind while taking in the East-facing views. When it's time to entertain, head downstairs to the Theatre Room with a screen and wet bar, or step outside onto the expansive 1,000 sq.ft. west-facing Wolf-brand deck, complete with powder-coated

aluminum railings and LED lighting on every post, all backing onto the peaceful beauty of Jones Creek. The main floor features three Bedrooms, including an exceptional Primary Suite with dual vanities, a tiled rain shower, and a luxurious Dressing Room with built-in makeup vanity and an impressive walk-in closet finished with custom wood cabinetry for organized storage. The attached heated Double Garage and 15x22 Workshop with in-floor heat provide flexibility for hobbies, projects, or additional storage. The 52x70 detached shop is equally impressive, complete with a Bathroom, radiant gas heat, and two 14x14 overhead electric doors&mdash;ideal for business use or substantial recreational storage. Additional highlights include energy-efficient triple-pane windows, updated electrical and plumbing, Hunter Douglas blinds, solid core interior doors, and a custom stone pillar security gate at the entrance. Surrounded by mature trees and backing onto Jones Creek, this acreage offers remarkable privacy just 10 minutes from Red Deer. Properties of this caliber are rare&mdash;this is a distinctive opportunity to own one of Central Alberta's;s