

\$1,495,000 - 41525 Range Road 32, Rural Lacombe County

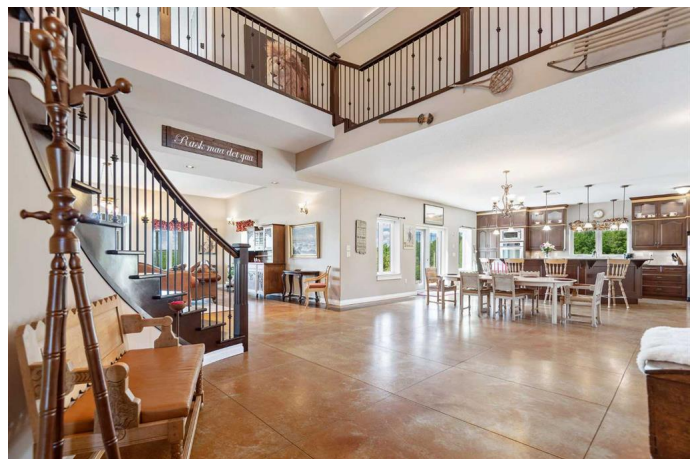
MLS® #A2264928

\$1,495,000

3 Bedroom, 3.00 Bathroom, 5,051 sqft
Residential on 4.99 Acres

NONE, Rural Lacombe County, Alberta

Executive 2 Storey Home with Quad Attached Garage & Huge Shop on 4.99 Acres!
Impressive 5,000+ s.f. energy efficient 2 storey home built on a poured concrete slab with in-floor heating by on demand boiler, with 13" ICF walls throughout, triple glazed PVC windows and Acrylic Stucco Finish. Entering the grand foyer, a flood of natural light highlights the coloured concrete flooring, 10' ceilings, a chef's dream kitchen with upgraded cabinets, quartz countertops built in high-end appliances, new microwave, new taps, and a huge kitchen island. The kitchen overlooks the dining area and living room, with French doors to an enclosed patio area, great for entertaining and everyday living! Also located on the main floor a 2 piece bathroom, office, laundry room with sinks and plenty of cabinets, and the Primary bedroom comes with French doors to the patio, a 4 piece ensuite with dual sinks, 6'x6' steam tile shower and a huge walk-in closet. A grand wooden staircase featuring wood and metal railings and a vaulted ceiling leads to the upper level, where you will find 2 more huge bedrooms with dormer windows (which could easily be converted to 4 large bedrooms), 3 piece bathroom with a beautifully tiled shower, and a huge family room with stand alone gas stove, and access to the upper balcony where you can see for miles and miles! Additional features to this amazing home include sound



& security system throughout, new central vacuum, and all doors are a minimum 3' wide and halls are minimum 4' wide. The first attached garage was built in 2012, comes with in slab heat, separate storage room, and overhead doors c/w openers. The second attached garage was built in 2015, and comes with an overhead forced air heater, and overhead doors c/w openers. If you like some shade with your sunshine, look no further, as the partial wrap-around concrete deck provides plenty of options, an enclosed sunroom, decorative pillars, built-in fire-pit, concrete block retaining walls, along with the roof top sundeck, all of which feature panoramic views. The landscaping includes many perennials, trees, shrubs, raspberry and saskatoon bushes, and a bountiful garden. This property also comes with a pumphouse, hen house, and underground power with a Natural Gas Generator that kicks on as soon as the power goes out. There's no shortage of places to park equipment on this property, as this property features a Huge Shop (42'x72' enclosed) with 16' ceiling, 5 overhead doors (14'x12'), forced air furnace, hot water tank, 220 wiring and gravel floor. The open machine area provides an additional 42'x80', all of which has a gabled roof, finished with metal and coloured clad exterior. Lots to take in with this Amazing property!

Built in 2012

Essential Information

MLS® #	A2264928
Price	\$1,495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	5,051

Acres	4.99
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	41525 Range Road 32
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C2J0

Amenities

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

Interior

Interior Features	Beamed Ceilings, Bookcases, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Steam Room
Appliances	Built-In Oven, Convection Oven, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Washer, Window Coverings, Gas Water Heater, Induction Cooktop, Satellite TV Dish
Heating	In Floor, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Free Standing
Basement	None

Exterior

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

Additional Information

Date Listed	October 16th, 2025
Days on Market	6
Zoning	CRA

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
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