# FLOOR*Plans*








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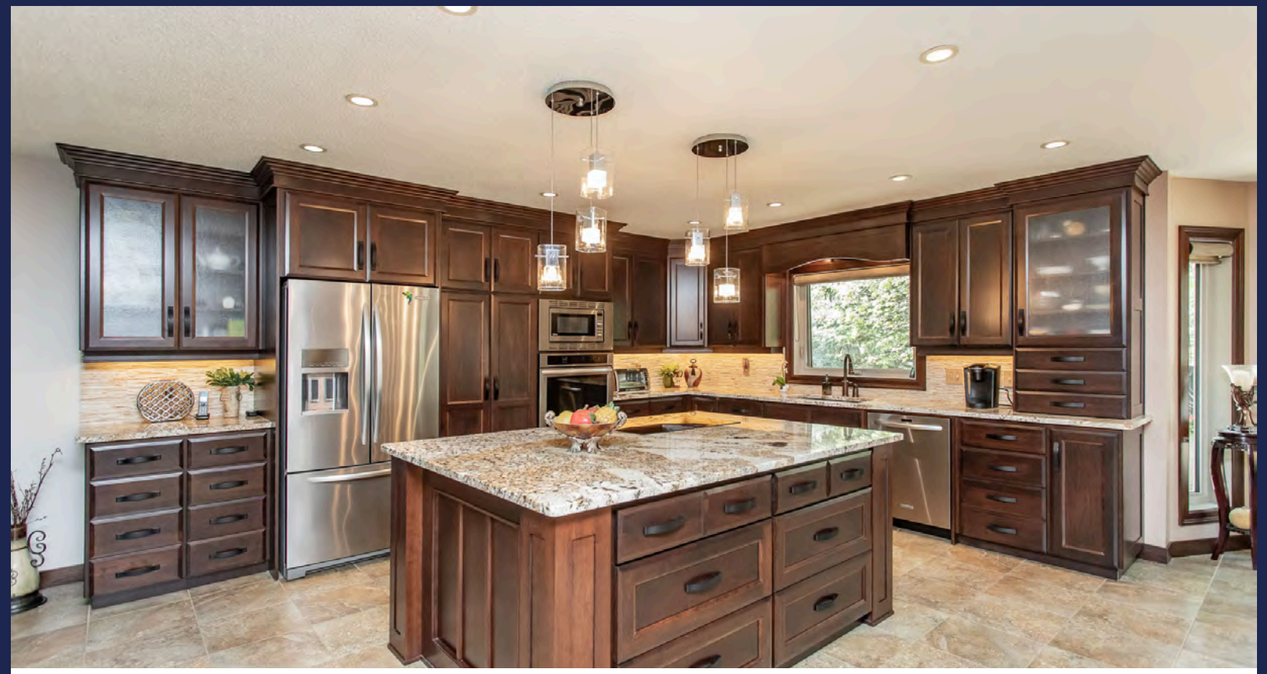


# FOR*Sale*

38212 RR 252,
Lacombe County

*Scan code for more info on this home*

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REAL ESTATE



Some properties simply can't be measured by square footage alone. Set on 31.6 beautifully treed acres backing onto Jones Creek, this exceptional estate offers a level of privacy, craftsmanship, and attention to detail that is becoming increasingly difficult to find. Beautifully renovated and impeccably maintained, this fully developed 4,237 Sq.Ft. bungalow blends timeless quality with everyday comfort, all just minutes from Red Deer.

At the heart of the home is a stunning Kitchen featuring granite countertops, an oversized island, custom cherrywood cabinetry, premium stainless steel appliances, an induction stove, and an incredible walk-in pantry. The adjoining Dining Area, inviting Sitting Room, and Living Room with a true wood-burning masonry fireplace create warm, welcoming spaces designed for both everyday living and entertaining. The main floor also offers three spacious Bedrooms, including an exceptional Primary Retreat with a spa-inspired Ensuite and an extraordinary custom Dressing Room.

The lower level was designed with entertaining in mind, complete with a Theatre Room featuring a 98-inch screen, a full wet bar, and direct access to the spectacular 1,000 Sq.Ft. west-facing Wolf composite deck overlooking the peaceful beauty of Jones Creek. Rich reclaimed hardwood flooring, custom millwork, triple-pane windows, solid core doors, and extensive updates throughout reflect the exceptional quality found in every corner of the home.

Outside, the property is equally impressive. The attached heated Double Garage and adjoining Workshop with in-floor heat, together with the fully equipped 52x70 heated shop, provide incredible flexibility for hobbies, business, or recreational storage. Surrounded by mature trees, professionally landscaped grounds, a custom stone entrance with security gate, and the natural beauty of Jones Creek, this is more than a luxury acreage—it's a legacy property that would be extraordinarily difficult to recreate today.

# PROPERTY*Details*

| | |
|---|---|
| BEDROOMS | 3 |
| BATHROOMS | 3.5 |
| TAXES | $5,249 |
| YEAR BUILT | 1986 |
| ABOVE AREA (SQ.FT.) | 3,139 |
| TOTAL FIN. AREA (SQ.FT.) | 4,237 |
| LOT AREA | 31.6 ACRES |
| ATTACHED GARAGE | 25 X 22 |
| OUTBUILDING | 52 X 70 SHOP |















# 38212 RANGE ROAD 252 *Features*

**GENERAL**

- 10 Mins from Red Deer
- 200 Year-old Reclaimed Heart Pine Hardwood Floors
- Hunter Douglas Blinds Throughout
- All Updated Lighting & Toggle Switches
- Solid Core Wood Doors
- Solid Wood Trim
- Custom Stone Pillar Electric Security Gate
- Updates to Electrical & Plumbing
- Triple Pane Low E Windows
- Main Level Laundry (Or 4th Bedroom)
- Attached 2-Car Garage With Workshop



**KITCHEN/DINING**

- Stainless Steel Appliances, Including Induction Cook Top
- Granite Countertops
- Rich Cherrywood Cabinets
- Travertine Backsplash & Feature Wall
- Grouted Vinyl Tile Floors





**LIVING ROOM**

- Wood Burning Masonry Fireplace

**PRIMARY & ENSUITE**

- Custom Tile Shower With Rainfall Shower Heads
- Walk-in Master Closet with Abundant Cabinets & Built-in Vanity





# 38212 RANGE ROAD 252 *Features*

**LOWER LEVEL**

- Wet Bar
- Theatre Room With 98" Screen and Surround Sound System



**EXTERIOR**

- 1,000 Sq.Ft. West-Facing Deck - Wolf Brand Decking, Powder Coated Aluminum Railings, LED Light Caps on Posts
- Exterior Sound System
- East-Facing Front Patio Area
- Sprinkler System - Services Spruce Trees on Berm Along South-Side of Driveway
- Backing Onto Jones Creek
- 12'x16' Storage Shed
- Acrylic Stucco Siding



**DETACHED SHOP**

- Built in 2015
- 52'x70'
- 2x8 Studs
- Finished Interior With White Linear Panel
- Flourescent Lighting
- Fans
- Bathroom
- Mezzanine
- Mechanical Room
- Radiant Gas Heaters
- 2 - 14x14 Overhead Electric Doors



**MECHANICS & UTILITY**

- New Furnaces (2025)
- New Hot Water Tanks (2025)
- Electric Sump Pump
- Concrete Septic Tank
- Sewer Back-up Alarm
- Water Well Provides 55 GPM
- Low Temp Alarm
- Forced Air Gas
- In-Floor Heating on Lower Level & Attached Garage

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