

2210B Township Road 392
Rural Lacombe County, Alberta

MLS # A1096885



\$8,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,551 sq.ft.	Age:	2010 (11 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	84.50 Acres		
Lot Feat:	Beach, Farm, Lake, Garden, No Neighbours Behind, Landscaped, Level, Manicured		

Heating:	Boiler, Forced Air, Natural Gas, Other	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Walk-Out	LLD:	15-39-2-W5
Exterior:	Concrete, Shingle Siding, Stone, Stucco, Wood Frame, Wood Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Central Vacuum, Closet Organizers, No Smoking Home, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Second fridge, second dishwasher and riding lawnmower

Beautiful waterfront estate with 1280 feet of shoreline on Sylvan Lake and approximately 85 acres of land in an idyllic, private setting just five minutes from the town. The primary residence is an elegant, spacious walk out bungalow boasting soaring coffered ceilings in the living room, a chef's dream kitchen and dining room, a spacious master wing, and unparalleled views from every room. The walk out basement is perfect for entertaining with a large games room, wet bar, and family room walking out to the patio, fire pit, and gazebo on the perfectly landscaped back yard. There are three large bedrooms downstairs each with dedicated washroom, custom cabinetry and large windows showing off the panoramic view. Upstairs above the garage is the self contained guest area with a large fifth bedroom and sitting room leading to another private deck. Approximately 10 acres has been lovingly cleared and landscaped, with large open pastures for horses. Beautifully treed paths lead down to the expanse of private beach, the boat house, and boat launch areas. There is an additional residence on the property for the caretaker and approximately 60 acres of farmland. This lakefront estate with the expansive shoreline, manicured grounds, and stunning home is truly breathtaking and a rare opportunity!