

\$1,150,000 - 39328 Range Road 15, Rural Lacombe County

MLS® #A2202423

\$1,150,000

4 Bedroom, 3.00 Bathroom, 1,849 sqft
Residential on 4.00 Acres

Silver Springs, Rural Lacombe County, Alberta

Experience the perfect balance of rural charm and modern convenience with this custom-built bungalow, nestled on a stunning 4-acre parcel in Silver Springs—just north of Sylvan Lake. Offering unparalleled privacy and breathtaking panoramic views, this property delivers the peaceful lifestyle you crave without sacrificing proximity to town.

Arriving is effortless with a newly paved township road from HWY 20, providing two convenient routes: one for quick access and another for a scenic lake country drive through Birchcliff. Whether you're bringing horses or the dirt bike, the fenced pastures are allow for a versatile rural lifestyle.

Step into a thoughtfully crafted 4-bedroom, 3-bathroom walkout bungalow that has had the size and style for all the family needs. The expansive wrap-around deck is the perfect retreat to unwind and take in the breathtaking surroundings, while the walkout basement is made for entertainment, featuring a theatre room, a spacious rec room with a wet bar, and a pool table for ultimate relaxation and fun. The exterior stucco still has many years of warranty remaining and can be repainted to suit your evolving style.

Outdoors, the professionally landscaped yard is truly a showstopper, showcasing hand-selected quarry boulders, a charming gazebo with a built-in pizza oven, and a massive fire pit ideal for unforgettable starlit



gatherings. For car enthusiasts or those needing extra workspace, the 3-bay shop expands the garage capacity to accommodate up to five vehicles, with plenty of space left for a home gym or workshop. The property is further enhanced by central air, an upgraded allergen filtration system, multiple outbuildings, and a greenhouse equipped with a timed watering system. This property has undergone \$250,000 in renovations and landscaping over the years and with its unbeatable combination of location, luxury, functionality, and natural beauty, this property is truly one-of-a-kind. Don't miss your chance to own this extraordinary retreat!

Built in 2006

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2202423 |
| Price | \$1,150,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,849 |
| Acres | 4.00 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 39328 Range Road 15 |
| Subdivision | Silver Springs |
| City | Rural Lacombe County |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T4M 0Y2 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 8 |
| Parking | Driveway, Garage Door Opener, Gravel Driveway, Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached, Workshop in Garage |
| # of Garages | 4 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances | See Remarks |
| Heating | Central, Fireplace(s), Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas, Wood Burning |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Courtyard, Dog Run, Fire Pit, Garden, Private Yard, Storage, Outdoor Grill |
| Lot Description | Fruit Trees/Shrub(s), Garden, Gentle Sloping, Lake, Landscaped, Lawn, Many Trees, Pasture, Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 41 |
| Zoning | CR-R |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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