



780-978-7122  
sukhu@grassrootsrealtygroup.ca

2210B Township Road 392  
Rural Lacombe County, Alberta

MLS # A2265750



**\$6,900,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,426 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Driveway		
<b>Lot Size:</b>	74.00 Acres		
<b>Lot Feat:</b>	Beach, Farm, Lake, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	15-39-2-W5
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Granite Counters, High Ceilings, See Remarks		

**Inclusions:** All appliances

A rare opportunity to own an exceptional lakefront estate on 74 acres of prime Alberta countryside. This prestigious walkout bungalow offers an unmatched blend of luxury, privacy, and natural beauty, all with Riparian water rights. Located on 22108 Township Road 392 in Lacombe County, this residence exudes timeless elegance with custom finishes and breathtaking lake views throughout. Step inside to a chef-inspired kitchen, complete with granite countertops, custom cabinetry, and a layout designed for both daily living and entertaining. The expansive living room features coffered ceilings, a grand marble-faced fireplace, and floor-to-ceiling windows that showcase unobstructed water views. The primary retreat is a sanctuary of its own, with built-in cabinetry, panoramic lake-facing windows, a spa-inspired ensuite with walk-in shower, and an impressive walk-in dressing room. The lower level is built for entertaining, boasting a wet bar, spacious family room, and walk-out access to a covered patio, creating seamless indoor-outdoor living. Three large bedrooms downstairs offer comfort and scenic views. An additional finished space located above the garage provides extra flexibility for guests or workspace. Note: The secondary residence on the property is not part of the listing. Please do not access this area and respect all privacy signage during showings. Whether you're dreaming of a private retreat, family estate, or a legacy property, this home offers unparalleled lifestyle potential.