

# \$899,000 - 1, 27109 Township Road 400, Rural Lacombe County

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MLS® #A2224905

**\$899,000**

4 Bedroom, 3.00 Bathroom, 1,828 sqft  
Residential on 4.10 Acres

Greystone Ranch, Rural Lacombe County,  
Alberta

Welcome to Greystone Ranch a beautifully maintained and thoughtfully designed acreage offering the perfect blend of rural charm and modern comfort. This immaculate 2-storey home features just under 3000 sq ft of developed space across three levels, including 4 bedrooms plus a den, and 3 bathrooms. Set on 4.1 Acres, this property is fully set up for horses with 3 fenced pastures, 2 paddocks with panel fencing and matching shelters, a stock waterer, 2 hydrants, and underground water lines servicing multiple areas. Inside, you'll find a spacious country kitchen with oak cabinetry, center island, HUGE walk-in pantry, and garden doors leading to a full wrap-around covered deck with a natural gas BBQ hookup ideal for year-round entertaining. The main floor also includes a cozy living room with gas fireplace & French doors, a home office, and a convenient 2-piece bath just off the heated triple garage. Upstairs, enjoy a large primary suite with a walk-in closet and pocket door to the main bath, plus two additional bedrooms. The fully developed basement features a generous recreation room with a fieldstone gas fireplace, a fourth bedroom, and a full 3-piece bathroom. Outside, the property shines with a paved road right to your door, an asphalt driveway, and a new roof (2020). Gardeners will love the expansive vegetable garden, greenhouse, and orchard featuring apples,



plums, pears, cherries, crab apples, currants, saskatoons, and strawberries. Additional highlights include two 24x12 powered sheds, a fire pit, RV pad with 15 Amp plug and sewer hookup, and a second RV outlet at the back of the deck. The property line extends beyond the trees on the east side originally designed to protect the trees. Plus, you'll appreciate the great neighbors and quiet country setting, all within reach of city amenities. Minutes to Blackfalds or Lacombe, this is more than a home, it's a lifestyle. Don't miss your chance to own this exceptional horse-ready property!

Built in 2003

### Essential Information

MLS® #	A2224905
Price	\$899,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,828
Acres	4.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	1, 27109 Township Road 400
Subdivision	Greystone Ranch
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4L 2N2

### Amenities

Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 27th, 2025
Days on Market	3
Zoning	2

### Listing Details

Listing Office	Real Broker
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