

\$1,250,000 - 39517 Range Road 31a, Rural Lacombe County

MLS® #A2265232

\$1,250,000

4 Bedroom, 3.00 Bathroom, 2,016 sqft
Residential on 8.77 Acres

NONE, Rural Lacombe County, Alberta

Enjoy breathtaking privacy from this 8.77-acre property, perched just 2 minutes northwest of Sylvan Lake's edge. An acreage masterpiece equipped with an exceptional walkout basement, where you can enjoy evening fires or endless fun in your beautifully landscaped yard. Need garage space? There's a double 24'x30' attached heated garage & a 60'x30' workshop (barn) equipped with 100-amp power, hay & tack storage, perfect for all your recreational & storage needs. The property is a haven for horses with multiple pens, corrals, three full-size horse shelters, a waterer, & a full riding arena. A gentle curve on the gravel road (RR 31A) welcomes you onto an inviting driveway, which brings you into a large eye drop courtyard at the front of the home, well thought out & meticulously landscaped for those who love the outdoors. Head inside to explore what this lovely family home has to offer: over 3,400 sq ft of living space, 4 bedrooms, 3 full bathrooms, a master suite fit for royalty, & an open-concept floor plan for entertaining. The kitchen boasts bright east-facing windows, granite countertops, stainless appliances, a tile backsplash, & a stainless pull-up eating bar. Beautiful built-ins & impressive woodwork throughout sit atop beautiful ceramic tile at your feet. The bright living space features a beautiful gas fireplace with a stone mantle & raised hearth, plus



incredible west-facing windows, perfect for those sunsets. You'll find great gathering areas on the large rear deck or down below on the patio, overlooking the vast green grass; bring the kids & come enjoy the peace of country living. A separate family room makes movie night a breeze while providing ample room for the dining area. Retire for the evening to your own private wing, comprised of the master suite, complete with French doors to the hot tub, a spacious 5-piece ensuite, a walk-in closet, dual tile vanities, a steam shower, & a large jet tub. The main-floor laundry room offers convenience, while there's an option to move laundry downstairs; do not miss the mud room, a place to catch all those shoes as the kids come in. The lower level welcomes you to a massive family room, three more bedrooms, & large storage rooms. Double doors provide quick access to the backyard & covered patio. Exterior finishings include a mixture of stucco & cedar shake features. Well maintained throughout, it's heated by a top-of-the-line boiler system for in-floor heat, providing comfort & efficiency during those colder winter months. Features include an option for a 5th bedroom on the main floor, new shingles 2025, rough-in for AC, HRV installed, toolshed, dock for the pond, yard lights, a sports court (including basketball hoops), & a full-sized volleyball court (including net & rounded steel bordering). Enjoy a variety of mature spruce, maple, & birch trees. A school bus stops right at your driveway, it's a 5-minute gallop to the lake, & only 1.75 hours to Calgary. The adjacent 141.25 acre property is also for sale - A2256388.

Built in 2000

Essential Information

MLS® #

A2265232

Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,016
Acres	8.77
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	39517 Range Road 31a
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0X0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	10
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Parking Pad, Paved, RV Access/Parking
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Metal Counters, Recreation Facilities
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Mantle, Raised Hearth, Masonry
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Basketball Court
Lot Description	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Pasture, Private, Cleared, Farm, Gentle Sloping, Square Shaped Lot, Wooded, Yard Lights
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2025
Days on Market	13
Zoning	AG

Listing Details

Listing Office	Century 21 Advantage
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