

# \$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, Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached, Workshop in Garage, Gravel Driveway
# 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	24
Zoning	CR-R

### Listing Details

Listing Office	Greater Property Group
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