

# Beautiful lakefront Estate For Sale

## Canada, Alberta, Lacombe County, AB T4E 2W7

6,434,756 €

### QUICK SPEC

|                         |                               |
|-------------------------|-------------------------------|
| Year of Construction    | 2010                          |
| Bedrooms                | 5                             |
| Half Bathrooms          |                               |
| Full Bathrooms          | 4                             |
| Interior Surface approx | 236 m2 - 2,551 Sq.Ft.         |
| Exterior Surface approx | 341,959 m2 - 3,680,820 Sq.Ft. |
| Parking                 | 4                             |
| Property Type           | Single Family                 |

### TECHNICAL SPECIFICATIONS

Beautiful waterfront estate with 1280 feet of shoreline on Sylvan Lake and approximately 85 acres of land in an idyllic, private setting just five minutes from the town. The primary residence is an elegant, spacious walk out bungalow boasting soaring coffered ceilings in the living room, a chef's dream kitchen and dining room, a spacious master wing, and unparalleled views from every room. The walk out basement is perfect for entertaining with a large games room, wet bar, and family room walking out to the patio, fire pit, and gazebo on the perfectly landscaped back yard. There are three large bedrooms downstairs each with dedicated washroom, custom cabinetry and large windows showing off the panoramic view. Upstairs above the garage is the self contained guest area with a large fifth bedroom and sitting room leading to another private deck. Approximately 10 acres has been lovingly cleared and landscaped, with large open pastures for horses. Beautifully treed paths lead down to the expanse of private beach, the boat house, and boat launch areas. There is an additional residence on the property for the caretaker and approximately 60 acres of farmland. This lakefront estate with the expansive shoreline, manicured grounds,

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 5

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 4

- Full Bathrooms - 4
- Half Bathrooms -

## OTHER ROOMS

- Living Room
- Chef's Dream Kitchen
- Dining Room
- Large Games Room
- Wet Bar
- Family Room
- Basement
- 

## INTERIOR FEATURES

- Soaring Coffered Ceilings
- Flooring: Carpet, Hardwood, Tile
- Window Coverings
- Bookcases
- Central Vacuum
- 1 Fireplace
- Construction Materials: Concrete, Shingle Siding, Stone, Stucco, Wood Frame, Wood Siding
- Foundation: Concrete Perimeter
- Roof: Asphalt
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## EXTERIOR AND LOT FEATURES

- Located On Private Setting Just Five Minutes From The Town.
- 1280 Feet Of Shoreline On Sylvan Lake
- Patio
- Fire Pit
- Gazebo
- Perfectly Landscaped Back Yard
- Large Open Pastures For Horses
- Expanse Of Private Beach
- Boat House
- Boat Launch Areas
- Manicured Grounds
- Barn
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## HEATING AND COOLING

- Cooling Features: None
- Heating Features: Boiler, Forced Air,

## POOL AND SPA

- Spa
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## LAND INFO

- Lot Size : 341,959 m2 - 3,680,820 Sq.Ft.

## GARAGE AND PARKING

- Garage Spaces: 8
- Parking Spaces:

## BUILDING AND CONSTRUCTION

- Living : 236 m2 - 2,551 Sq.Ft.
- Year Built: 2010
- Location :
- Topography : Lakefront
- Levels or Stories: 2
- Structure Type: Bungalow
- House Style:
- Furnishing : Furnished

## SCHOOL INFORMATION

Education in Canada is generally divided into primary education, followed by secondary education and post-secondary.

- École James S. McCormick School
- Central Alberta Christian High School
- École Lacombe Upper Elementary School
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## AMENITIES AND COMMUNITY FEATURES

- Canada has a relatively open-door policy for foreigners looking to buy property, and non-residents have the same ownership rights as residents. There are also some states that have specific guidelines that need to be followed

## OTHERS

- |                             |                         |
|-----------------------------|-------------------------|
| • Lakefront                 | • 3 Fireplaces          |
| • Security System           | • Steam Shower          |
| • Spa / Hot Tub             | • Radiant Floor Heating |
| • Billiards Room            | • Butler's Pantry       |
| • Carriage House            | • Mountain Views        |
| • Hardwood Flooring         | •                       |
| • Media Room / Home Theater | •                       |
| • Terrace / Outdoor Space   |                         |
| • Wine Cellar / Grotto      | •                       |

## ABOUT THE AREA

Canada is a country in North America. Its ten provinces and three territories extend from the Atlantic to the Pacific and northward into the Arctic Ocean, covering 9.98 million square kilometres, making it the world's second-largest country by total area.

Alberta is a province in Western Canada. Its landscape encompasses mountains, prairies, desert badlands and vast coniferous forests. It has more than 600 lakes, and rich mineral deposits. In the west, the Canadian Rocky Mountain Parks have glaciers in the Columbia Icefields. The Waterton Glacier International Peace Park is a biosphere reserve that straddles the southern border with the USA.

Lacombe County is a municipal district in central Alberta, Canada, located in Census Division No. 8 north of the City of Red Deer. Its municipal office is 4 km west of Highway 2 and the City of Lacombe, and 6 km east of the Summer Village of Gull Lake, at the intersection of Highway 12 and Spruceville Road.