$970,000 - 1505 Township Road 394, Rural Lacombe County

MLS® #A2193485

$970,000
3 Bedroom, 3.00 Bathroom, 2,118 sqft
Residential on 3.00 Acres

Silver Springs, Rural Lacombe County, Alberta

Peace & Privacy, this beautiful property has the best of both worlds. Perched overlooking 3 acres of prime land, on the north side of Sylvan Lake. Just a short distance to Sunbreaker Cove to launch your boat! With pavement to the driveway, the commute is convenient. An acreage lifestyle with all the local amenities close by. This unique walk-up design grants you gorgeous views from every angle. The 39" x 33" garage features three large doors and 13" ceilings, allowing for drive thru and hoists. Heated by forced air and a wood burning stove, along with a 2-piece bathroom, this is the ultimate man cave. Head up to the hub of the home and embrace the expansive open floor plan. You will be impressed with the vaulted ceilings and dormer sky lights. The focal point is the fabulous gas fireplace, anchored with bold stonework. The loft is a bonus room bursting with possibilities. A playroom for the kids, or a guest room for company. The kitchen features crisp white cabinetry, black stainless steel appliances, and exquisite quartz countertops with waterfall sides. Dine inside or step thru the garden door and enjoy the composite patio and it's pristine views. Stairs offer easy access down the beautiful backyard. Three large sheds compliment the style of the house and provide storage for various toys and yard equipment. You will enjoy relaxing around the firepit area, gazing at the seasonal pond, and

utilizing the RV parking with power. The impressive line of Spruce trees provide a wind break, but could be tapered to enhance the view of the lake. Back inside, the primary bedroom offers a spacious retreat. Complete with a 4-piece ensuite, a separate make-up desk, a wonderful walk-in closet, and its own private patio! Two additional bedrooms and another 4-piece bathroom provide accommodations for the whole family. Upgrades to the home include Central AC, a water softener, central vac, an outdoor shower, a multiple zone Sonos system, and the Smart Home includes plugs, light fixtures, and thermostats. Plenty of room to build your dream shop if desired. This could be the one you've been waiting for. Treat yourself to a tour of this incredible property today!

Built in 2018

Essential Information

MLS® #	A2193485
Price	$970,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,118
Acres	3.00
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	1505 Township Road 394
Subdivision	Silver Springs
City	Rural Lacombe County

County	Lacombe County
Province	Alberta
Postal Code	T4M0Y3

Amenities

Parking Spaces	15
Parking	RV Access/Parking, Triple Garage Attached, Quad or More Attached
# of Garages	4
Waterfront	Pond

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Yard, RV Hookup
Lot Description	Back Yard, Landscaped, Level, Private, See Remarks, Views, Seasonal Water
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Slab

Additional Information

Date Listed	February 10th, 2025
Days on Market	68
Zoning	R

Listing Details

Listing Office	RE/MAX real estate central alberta

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