

41320 Range Road 232  
Rural Lacombe County, Alberta

MLS # A2282688



## \$10,900,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	21,498 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	17	<b>Baths:</b>	6 full / 13 half
<b>Garage:</b>	Heated Garage, Parking Pad, Quad or More Attached, RV Access/Parking		
<b>Lot Size:</b>	317.94 Acres		
<b>Lot Feat:</b>	Cleared, Fruit Trees/Shrub(s), Garden, Lake, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	22-41-23-W4
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	CRES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Chandelier, Crown Molding, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, Pantry, Skylight(s)		
<b>Inclusions:</b>	N/A		

Located in the quiet, picturesque countryside of Lacombe County, the Gadsby Lake Estate is a once in a lifetime opportunity to own a secluded paradise offering just about everything you can dream of. Opulent architectural features and exquisite design elements are found throughout both the main residence and adjacent lodge, including the use of one-of-kind building materials from around the world. In addition to the 17 bedrooms and 31 bathrooms, this stunning estate boasts several specialty rooms including a library, a bright and airy atrium, a sauna and gym, large wine cellar, an indoor pool and lounge, a grand party room, private theatre, and games room. Each space is impeccably designed with elegance, comfort, and convenience in mind. Beautiful windows and outdoor seating lounges, deliver both spectacular lakefront views, and a feeling of tranquility and connection to the serene natural surroundings. Gorgeous stone fireplaces, rich wood accents, and suite-style guest quarters with spa-like ensuites create a warm, welcoming environment for owners and guests alike. A multitude of recreational amenities just for you can be found throughout the Estate's almost 300 acres. Hiking, fishing, canoeing, and tennis courts are just some of the activities that can be enjoyed in the utmost privacy., whenever you'd like. The property also features paved and natural pathways through seemingly endless secluded parkland. Rolling hills, elaborate landscaping and lush gardens create an oasis unlike any other you'll find in Canada.