

Gadsby Lake Estates - Township 414

W: 4 R: 23 T: 41 S: 22 Q: Northeast

C4193581 Active

LP: \$15,450,000
OP: \$15,450,000

SP:
PD:
DOM: 18



Class:	Detached	Area:	Rural Lacombe County
Type:	Detached	Community:	None 8888
Style:	2 Storey	Postal Code:	TOC 2N0
Year Built:	1981	Condo Type:	Not a Condo
LINC #:	0031502785	Possession:	/Negotiable 11/30/2018
Legal Plan:	Blk:	Lot:	
Land Use:	CRES	New Hm:	
Title to Land:	Fee Simple	Tax Amt/Yr:	\$26,537/2018
Conform Rpt:		Local Imp Amt:	
Restrictions:	Utility Right Of Way	HOA:	No
		Condo Fee:	

Residence & Lodge ~ Residence C4193576 & Lodge C4193503 exclusively. A once-in-a-lifetime opportunity to create your own legacy on one of Alberta's most significant estates! Gadsby Lake Residence & Pelican Lodge offer unparalleled privacy on a combined 300+/- picturesque acres including 1.2+/- lakefront acres on Gadsby Lake. This one-of-a-kind compound includes over 20,000 sqft +/- of exquisite design featuring a private 9 hole, par 35 golf course, 4 master retreats w/13 additional bedrooms with ensuite, a total of 9 stone fireplaces, an atrium, sauna, indoor pool w/lounge, library, gym, wine cellar, party room, film room and 7 indoor parking spaces for the car collector. It offers a showplace for grand-scale living & entertaining with spectacular views of the lake that can be enjoyed from most rooms.

Gadsby Lake Residence & Pelican Lodge offer a year-round lifestyle like no other single destination in the world! Experience summers golfing, playing tennis on your private court & enjoying the serenity of Gadsby lake while cross country skiing, skidooring, ice skating, or simply cozying up by one of the 9 fireplaces in the winter.

Directions: East off #2 to Gadsby Lake Community then north approx. 2km....home on the left

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 13/17 Rms Abv: 26 F/H Baths: 27,						
Atrium	4.7X12.2	15'4"X40'2"	M	Dining Rm	6.2X7.3	20'4"X24'0"	M							
Great Rm	6.2X12.4	20'2"X40'8"	M	Kitchen	4.6X4.8	15'2"X15'10"	M		2P	3P	4P	5P	6P	
Living Rm	7.4X12.4	24'4"X40'8"	M	Other	3.7X7.4	12'1"X24'4"	M							
Other	11.1X12.5	36'6"X40'11"	M	Den	4.9X4.9	16'2"X16'2"	M		Baths:	4	6	4	0	0
Sun Rm	7.3X9.9	24'1"X32'7"	M	Mstr Bed	4.3X7.0	14'1"X22'11"	U		EnSt Bth:	0	16	0	0	1
Bedroom	2.9X4.2	9'7"X13'10"	U	Bedroom	3.0X4.2	9'9"X13'9"	U							
Bedroom	3.6X4.2	11'11"X13'9"	U	Bedroom	3.6X4.2	11'10"X13'9"	U		<u>Level</u>					
Bedroom	3.1X3.6	10'1"X11'10"	U	Bedroom	3.0X4.2	9'8"X13'9"	U		<u>Mtr2:</u>	1,056.4'			11,372	
Bedroom	3.1X4.2	10'0"X13'9"	U	Library	6.1X7.0	19'10"X22'11"	U		<u>Sq Ft</u>					
Loft	4.5X10.0	14'9"X32'9"	U	2nd Den	5.4X5.6	17'10"X18'6"	U		Main:					
Media Rm	4.7X5.0	15'4"X16'3"	L	Game Rm	7.0X17.4	23'0"X56'11"	L		Upper:	670.20			7,214	
Hobby Rm	3.7X4.7	12'3"X15'5"	L	Rec Rm	7.0X7.0	22'10"X23'0"	L		Above Grade:	2,036.6:			21,922	
Play Rm	4.7X9.5	15'3"X31'2"	L	Wrkshp	3.4X4.7	11'3"X15'4"	L		Lower:	858.24			9,238	
Great Rm	11.0X7.3	36'0"X24'0"	M	Bedroom	3.7X3.7	12'0"X12'0"	M		Below Grade:	858.24			9,238	
Mstr Bed	4.4X3.7	14'6"X12'0"	M	Bedroom	3.7X3.7	12'0"X12'0"	M		Total A.G.	2,036.6:			21,922	

Property Information

Basement:	Full, Walkout/Walk Up-Fully Finished	Heating:	Forced Air-2, In Floor Heat System	Fuel:	Natural Gas Paid For
Suite:	Suite - None	Fin FP/Rgh-In:	8	Fuel:	Wood With Log Lighter
Construction:	Wood Frame	Lot Shape:	Irregular		
Foundation:	Concrete	Lot Sq M:	1,175,198.05 m2/ 290.40 Acres		
Exterior:	Wood	Frntg X Depth:			
Roof Type:	Cedar Shakes	Flooring:	Carpet, Hardwood, Non-Ceramic Tile		
Front Exp:	East				
Parking:	12/Quad or More Attached				
Features:	Air Conditioning-Central, Balcony, Bar, Ceiling 9 ft., Ceiling 10 ft., Deck, Fire Pit, Open Beam, Patio, Pool-Indoor, Porch, Sauna, Skylight, Sprinkler System-Underground, Sunroom, Vaulted Ceiling				
Site Influences:	Backs Onto Lake, Beach Access, Environmental Reserve, Estate Property, Golf Nearby, Landscaped, Park/Reserve, Private Fishing, Private Setting, Treed Lot, View, View Lake				
Goods Included:	Air Conditioning-Central, Compactor, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer, Window Coverings-All				
Goods Excluded:					
HOA Fee Incl:					

Rural

911 Address:		Heating Desc:	Paid For	Total Acres:	290.40
Road Access:	Gravel, Gravel Driveway (to House)	Power Desc:	Paid For	Acres Cleared:	
Water Supply:	Drilled Well	Phone Desc:	None	Acres Cult:	
Water GPM:		Sewer/Septic:	Septic Tank & Field	Acres Pasture:	
Depth of Well:		Yr Sewer Cleaned:		Acres Fenced:	
Water Report Yr:				Acres Irrigated:	
Bus Svc:				Acres Water Rights:	
Nearest Town:	Alix			Acres Leasehold:	
School District:	wolfcreek.ab.ca	Jr/Mid Schl:		# Parcels:	
Elem School:		Other School:		LP/Acre:	\$53,202.48
High School:					
School Bus:					
Directions:	East off #2 to Gadsby Lake Community then north approx. 2km....home on the left				

Agent & Office Information

List Firm:	ENGEL & VOLKERS CALGARY	List Date:	07/07/2018
Ownership:	Private		
Exclusion/SRR:	No/No		

Printed: 07/25/2018

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).