



Class:	Detached	Area:	Lacombe
Type:	Detached	Community:	None 8888
Style:	2 Storey	Postal Code:	TOC 2N0
Year Built:	1981	Condo Type:	Not a Condo
LINC #:	<a href="#">0016269356</a>	Possession:	/Negotiable 11/30/2018
Legal Plan:		Blk:	
		Lot:	
Land Use:	AG	New Hm:	
Title to Land:	Fee Simple	Tax Amt/Yr:	\$12,072/2018
Conform Rpt:		Local Imp Amt:	No
Restrictions:	Utility Right Of Way	Condo Fee:	

Lodge C4193503 or C4193581 Inclusive. A once-in-a-lifetime opportunity to create your own legacy on one of Alberta's most significant estates. This gated sanctuary provides a year-round lakefront haven of unparalleled privacy on 160 +/- picturesque acres bordering Gadsby Lake. Spend your summers playing tennis on your private court, swimming, canoeing, paddle boarding & enjoying the serenity of the Gadsby Lake sunsets while entertaining in your private courtyard with European inspired fountain. Experience this winter wonderland while cross country skiing, skidooning, ice skating, or simply cozying up by one of the 7 fireplaces. The spectacular lake views & vibrant colours of Fall can be enjoyed from most rooms on the main & upper levels of the home.

The grand living space showcases a spectacular master suite plus 7 additional bedrooms, his & her study, library, formal dining and living rooms, wine cellar, party room, games room, film room, atrium, sauna & indoor swimming pool complete w/lounge, while the triple car garage provides plenty of storage for all your summer and winter toys.

Directions:

Rooms & Measurements				Bedrooms A/T: 7/7 Rms Abv: 20 F/H Baths: 5/8									
Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	2P	3P	4P	5P	6P	
Sun Rm	7.3X9.9	24'1"X32'7"	M	Kitchen	4.6X4.8	15'2"X15'10"	M						
Living Rm	4.5X10.0	14'9"X32'9"	M	Office	4.9X4.9	16'2"X16'2"	M						
Dining Rm	6.2X7.3	20'4"X24'0"	M	Living Rm	4.9X4.9	16'2"X16'2"	M	Baths:	8	0	4	0	0
Atrium	4.7X12.2	15'4"X40'2"	M	Dining Rm	6.2X7.3	20'4"X24'0"	M	EnSt Bth:	0	0	0	0	1
Bedroom	6.2X12.4	20'2"X40'8"	M	Living Rm	7.4X12.4	24'4"X40'8"	M						
Other	11.1X12.5	36'6"X40'11"	M	Mstr Bed	4.3X7.0	14'1"X22'11"	U	<u>Level</u>	<u>Mtr2:</u>	<u>Sq Ft</u>			
Bedroom	2.9X4.2	9'7"X13'10"	U	Bedroom	3.0X4.2	9'9"X13'9"	U	Main:	798.97	8,600			
Bedroom	3.6X4.2	11'11"X13'9"	U	Bedroom	3.6X4.2	11'10"X13'9"	U	Upper:	423.64	4,560			
Bedroom	3.1X3.6	10'1"X11'10"	U	Library	6.1X7.0	19'10"X22'11"	U	Above Grade:	1,017.9	10,957			
2nd LR	4.5X10.0	14'9"X32'9"	U	2nd Den	5.4X5.6	17'10"X18'6"	U	Lower:	501.68	5,400			
Cmputr Rm	4.7X5.0	15'4"X16'3"	L	Game Rm	7.0X17.4	23'0"X56'11"	L	Below Grade:	501.68	5,400			
Other	4.8X7.0	15'8"X23'0"	L	Hobby Rm	3.7X4.7	12'3"X15'5"	L	Total A.G.	1,017.9	10,957			
2nd FR	7.0X7.0	22'10"X23'0"	L	Play Rm	4.7X9.5	15'3"X31'2"	L						
Wrkshp	3.4X4.7	11'3"X15'4"	L										

Property Information			
Basement:	Full-Fully Finished	Heating:	Forced Air-2, In Floor Heat System
Suite:	Suite - None	Fin FP/Rgh-In:	
Construction:	Wood Frame	Lot Shape:	Irregular
Foundation:	Concrete	Lot Sq M:	565,746.17 m2/ 139.80 Acres
Exterior:	Brick, Wood, Wood Shingle	Frntg X Depth:	
Roof Type:	Cedar Shakes	Flooring:	Carpet, Hardwood, Non-Ceramic Tile
Front Exp:	East		
Parking:	6/Triple Garage Attached		
Features:	Balcony, Bar, Ceiling 9 ft., Ceiling 10 ft., Deck, Patio, Pool-Indoor, Sauna, Skylight, Sunroom		
Site Influences:	Backs Onto Lake, Backs Onto Park/Trees, Boating, Estate Property, Golf Nearby, Lake Access Property, Landscaped, Park/Reserve, Private Fishing, Private Setting, Treed Lot, View Lake		
Goods Included:	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings-All		
Goods Excluded:			
HOA Fee Incl:			

Rural			
911 Address:		Heating Desc:	Total Acres: 139.80
Road Access:		Power Desc:	Acres Cleared:
Water Supply:	Drilled Well	Phone Desc:	Acres Cult:
Water GPM:		Sewer/Septic:	Acres Pasture:
Depth of Well:		Yr Sewer Cleaned:	Acres Fenced:
Water Report Yr:			Acres Irrigated:
Bus Srvc:			Acres Water Rights:
Nearest Town:	Alix		Acres Leasehold:
School District:	wolfcreek.ab.ca	Jr/Mid Schl:	# Parcels:
Elem School:		Other School:	
High School:			LP/Acre: \$49,985.69
School Bus:			
Directions:			

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

Printed: 07/23/2018

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