

# **\$1,249,900 - 217, 27111 Highway 597, Rural Lacombe County**

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MLS® #A2186412

**\$1,249,900**

5 Bedroom, 5.00 Bathroom, 2,885 sqft

Residential on 2.99 Acres

Burbank Heights, Rural Lacombe County,  
Alberta

~IMPRESSIVE ESTATE PROPERTY~ in the beautiful subdivision of BURBANK HEIGHTS! Situated on 2.99 acres, with BREATHTAKING VIEWS. This home offers privacy, AFFORDABILITY and room to grow! Greeted by a spacious slate entrance, that leads to a BRIGHT BEAUTIFUL OPEN CONCEPT. From the living, dining and kitchen all you can see is BLUE SKIES, wildlife, and feel the peace and serenity all around. The main floor has NEW LUXURY VINYL PLANK, all freshly painted walls and tastefully decorated. A gas fireplace in the living room with stone surround, from floor to ceiling, with a beautiful wood mantle, ceiling fans, and large windows, open to the dining room that features a door to the MAINTAINENCE FREE MASSIVE DECK. There is a spacious kitchen that features, a wall oven, gas cook top, hood fan, and built in dishwasher, (all stainless steel) A beautiful black stone countertop, abundance of counter space, and travertine backsplash. A walkin pantry with built in cabinets, washer, dryer and sink. Main floor also features a 2 piece powder room, and rear entrance to the back yard with built in locker space and bench. Upstairs, features incredible large bedrooms, the master has two closets, his/hers, ceiling fan, built in storage cabinets, and a stunning 5 piece ensuite. There is an oversized soaker tub, newer tiled shower, and dual sinks. There are



three more bedrooms, two are located at the front and the third is at the back, (currently used as office space) but its enormous size would be ideal for a bonus room for the entire family. In the fully developed basement you will appreciate its functional floorplan and the perfect area to entertain friends and family, with a full size wet bar, built in cherry cabinets and tv/ games room. OPERATIONAL IN FLOOR HEAT. The basement also features a 5th bedroom that has a built in desk area, walk in closet and room for two queen beds. There is a three piece bath, with walk in custom tiled shower. Located in the front with incredible views is your 4 season tiled sunroom, currently used with gym equipment, and space for children and grand children. An endearing property both inside and out! A double HEATED ATTACHED GARAGE, has a man door to the back yard, and a DOUBLE HEATED DETACHED GARAGE. The detached garage has a GUEST HOUSE above featuring a full size kitchen, stove, fridge ,and microwave, Vaulted ceilings, living room, a large bedroom with a walk in closet and finally a beautiful 3 piece bathroom. The guest home also has its own laundry facility. Outside you'll appreciate your very OWN GARDEN, garden shed and SOUTH WEST EXPOSURE!

Built in 2001

### **Essential Information**

MLS® #	A2186412
Price	\$1,249,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,885
Acres	2.99

Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	217, 27111 Highway 597
Subdivision	Burbank Heights
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### **Amenities**

Parking	Double Garage Attached, Double Garage Detached
# of Garages	4

### **Interior**

Interior Features	Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, See Remarks, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### **Exterior**

Exterior Features	Balcony, Garden, Private Yard, Private Entrance
Lot Description	No Neighbours Behind, Views, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, Secluded
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 6th, 2025
Days on Market	63
Zoning	2

**Listing Details**

Listing Office	RE/MAX real estate central alberta
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