

# \$875,000 - 1505 Township Road 394, Rural Lacombe County

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MLS® #A2266226

**\$875,000**

3 Bedroom, 3.00 Bathroom, 2,086 sqft  
Residential on 3.00 Acres

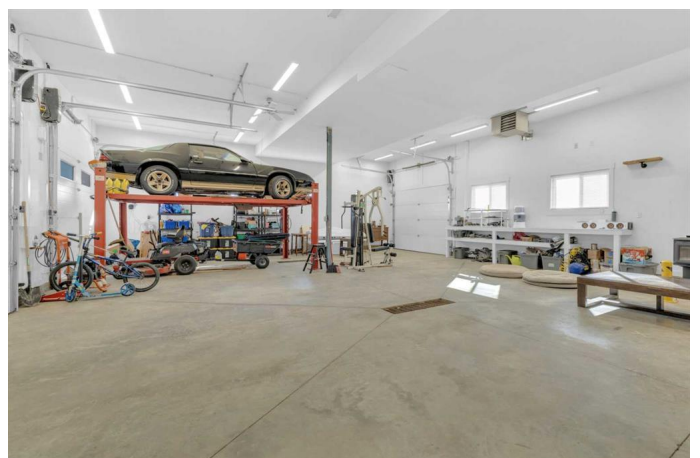
Silver Springs, Rural Lacombe County, Alberta

Tucked onto 3 serene acres just north of Sylvan Lake, this property gives you the rare mix of freedom, space, and connection. Downtown is just 7 minutes away, Red Deer is only 20, but it feels like a different world in Silver Springs.

For anyone who lights up at the idea of a dream garage, this oneâ€™s something else. Heated by gas or the wood stove, with 13-foot ceilings, drive-through doors, a half bath and nearly 1,300 square feet to play with, itâ€™s more than a garage. Itâ€™s a shop, a retreat, a space to build, fix, create, workout or just hang out.

Upstairs, the home is a pinch of country, but heavy on luxury. Think wide-open spaces, vaulted ceilings, skylit dormers, and a show-stopping stone fireplace. The kitchen pops with white cabinetry, quartz waterfall counters and sleek black stainless appliances. From the main living area, step onto the composite deck and breathe in the Southwestern view of treetops, big skies, and glimpses of the lake.

The primary suite is its own little hideaway, complete with a walk-in closet, makeup desk, four-piece ensuite, and a private patio perfect for morning coffee or an evening nightcap. Two more bright bedrooms and a stylish main bath with stand-alone tub and separate shower offer comfort for kids or guests. If the adults all have their space, then the upper loft



is the ultimate kid zone, ideal for a playroom, homework space or sleepovers.

Outside, everything has its place. Three matching sheds, RV parking with power, a firepit by the seasonal pond, and mature spruce trees that offer shelter and privacy, but could open up for even more of that lake view.

This home is loaded with thoughtful extras: central A/C, water softener, central vac, outdoor shower, Sonos system, smart lighting, plugs, thermostats, all the little things that make life smoother and more connected. A paved road leads you straight to the property, making every drive in feel like a breath of fresh air.

Whether you're a young couple, a hands-on creator, or someone craving more sky and stillness, this home isn't just about square footage, it's about breathing room, balance, and the kind of place that sparks inspiration.

Built in 2018

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2266226                         |
| Price          | \$875,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 2,086                            |
| 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 | T4M 0Y3              |

### Amenities

|                |                                                                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 15                                                                                                                                                                       |
| Parking        | Additional Parking, Garage Door Opener, Garage Faces Front, Insulated, Triple Garage Attached, Workshop in Garage, Gravel Driveway, Heated Garage, Quad or More Attached |
| # of Garages   | 6                                                                                                                                                                        |
| Waterfront     | Pond                                                                                                                                                                     |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                              |
| Cooling           | Central Air                                                                                                                          |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                    |
| Fireplaces        | Basement, Family Room, Gas, Wood Burning Stove                                                                                       |
| Basement          | None                                                                                                                                 |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Garden, Private Yard, Outdoor Shower, RV Hookup                                 |
| Lot Description   | Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Level, Many Trees, Views, Lake, Open Lot |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Concrete, Mixed, Vinyl Siding, Wood Frame                                                |
| Foundation        | Poured Concrete, Slab                                                                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 3                  |
| Zoning         | R                  |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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