



## Rural Parkland County Alberta

\$1,175,000

An exceptional lakefront retreat with 220 ft of private shoreline & southwest exposure, bordering a protected bird sanctuary. Situated on a flat, sun-soaked lot, this rare gem features a stunning A-frame layout with 1800 sq ft above grade & over 2800 sq ft of total living space including a fully developed walkout basement. Inside, the main floor boasts a sunlit open-concept kitchen & great room with hardwood floors, gas fireplace & lake views. There's also a bedroom, 3-piece bath & laundry. The chef's kitchen features espresso cabinetry, stainless appliances, corian counters, walk-in pantry & prep island with eating bar. Upstairs you'll find a cozy loft area & primary bedroom with 4-piece ensuite. The basement includes a large rec room, spacious bedroom (fits 2 queen beds), 4-piece bath & glass doors leading to the stamped concrete patio, private yard & beach. Freshly painted with central A/C, central vac, security shutters, alarm system, RV parking & new secure fence & gate. Lakeside luxury awaits! (id:6769)

Bedroom 3 Measurements not available

Recreation room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 2 Measurements not available

Laundry room Measurements not available

Primary Bedroom Measurements not available

Bonus Room Measurements not available

Listing Presented By:



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