



**GRASSROOTS**  
REALTY GROUP

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209, 36078 Range Road 245A  
Rural Red Deer County, Alberta

MLS # A2235259



**\$650,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	715 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached, Other, Parking Pad, See Remarks		
Lot Size:	0.29 Acre		
Lot Feat:	Lake, Landscaped, Lawn, Other, See Remarks, Views, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	6-36-24-W4
Exterior:	Wood Frame	Zoning:	R-6
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Kitchen Island		

**Inclusions:** STOVE, FRIDGE, DISHWASHER, MICROWAVE, WASHER/DRYER, WINDOW COVERINGS, LAWN MOWER, GARDEN TRACTOR, WATER COOLER, HOT TUB, DOCK ("AS IS"), ALL FURNITURE

Dreaming of Life at the Lake? This home sits on a gently sloping lakefront lot on the quiet end of the lake. The wide open main floor plan is great for entertaining, and the spacious kitchen has tons of cabinets for the chef in the family with access to the large deck overlooking beautiful lake views. In the living room, the cozy wood-burning fireplace is perfect for chilly winter evenings after a day filled with skating or snowmobiling. Downstairs features the main bathroom with large walk-in shower, the primary bedroom with a good-size closet, and a 2nd bedroom with a Murphy bed so it can double as an office if needed. There's also a small craft/laundry room. Lakeside, you'll find a garage with an attached bunkhouse &mdash; an ideal guest retreat &mdash; featuring two additional bedrooms, a one-piece compostable toilet, and a cozy breakfast nook/dinette area. Water lines have been roughed in to the nook, offering potential for a future wet bar or kitchenette setup, and the space is warmed with electric space heaters. While separate from the main house, this added space offers comfort, flexibility, and privacy for visitors. The entire home was taken down to the studs and heavily insulated for winter warmth and cool summers. High-efficiency furnace, newer hot water tank, new electrical panel and wiring, shingles are also newer, and decks have been redone. Comes fully furnished minus a few special items &mdash; just bring the steaks for the BBQ and towels for the hot tub!