



**GRASSROOTS**  
REALTY GROUP

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93, 41513 Highway 771  
Rural Lacombe County, Alberta

MLS # A2254468



**\$599,000**

Division:	Birch Bay		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,712 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Off Street, Parking Pad, RV Access/Parking, Single Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Slate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	33-41-1-W5
Exterior:	Wood Frame	Zoning:	8
Foundation:	See Remarks	Utilities:	-
Features:	Bar, Beamed Ceilings, High Ceilings, Laminate Counters, Natural Woodwork, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Microwave, Hood Fan, Dishwasher, Washer, Dryer, Window Coverings, 2 Bar Fridges, Barbeque, Kegerator, Commercial Ice Machine, Chest Deep Freezer, 3 TV Wall Mounts, 3 TVS, 2 Queen Beds, 1 King Bed, Dining Room Hutch, Kitchen Onion/Potato Bin, Starlink Hardware, Central Air Conditioner.

PARADISE AT GULL LAKE! You are buying more than a house with this one, you're buying into a lifestyle. Now offering this unique and beautiful 3 bedroom, 2 bathroom lake home in Birch Bay. The sellers added an addition and renovated this home into a comfortable family home, perfect for daily living and entertaining. You'll be amazed at the ambience of this home when you step in the front door - natural slate floors with live-edge stairway and beautifully handcrafted woodwork within. There's a floor to ceiling stone hearth with upscale high efficiency BIS woodburning fireplace. The kitchen is a Rockies Inspired Country Kitchen with high end finishes and appliances. There is a cozy living room, two secondary bedrooms and two full bathrooms on the main level. The upper loft is a beautiful Owner's Suite with walk-in closet. Need additional space for living area or bedrooms? The loft above the garage is a spacious, heated area for those extra guests or extended family. The piece de resistance is the back yard entertainment space. Pull up a chair at the massive live edge wet bar with tv, commercial ice machine, Kegerator, and two bar fridges included! This area is covered and lit for those late night visits with guests! Relax at the fire pit and watch the stars. There are two sheds and additional storage in the shed under the garage loft. The two front driveways allow for visitor and RV Parking. You're within close distance to the beach, boat launch, Gull Lake Golf Course, and amenities of the area.