



GRASSROOTS
REALTY GROUP

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**6126, 25054 South Pine Lake Road
Rural Red Deer County, Alberta**

MLS # A2260731



\$535,000

Division:	Whispering Pines		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,412 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Gentle Sloping, Landscaped, La		

Heating:	Forced Air	Water:	Co-operative
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	Shared Septic
Roof:	Asphalt Shingle	Condo Fee:	\$ 198
Basement:	Finished, Full, Walk-Out To Grade	LLD:	13-36-25-W4
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R-7
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	all appliances, window coverings, shed		

SHOWS LIKE A 10! Beautiful walkout chalet at Whispering Pines on Pine Lake! This fully finished 1.5 storey home is a show stopper, with a wall of windows overlooking the golf course as you enter the home. A large front entry beckons you in past the guests half bath and laundry, and the main floor bedroom with attached ensuite. The spacious kitchen is bathed in natural light, with a large centre island, granite counters and stainless appliances. The living room features a gas fireplace, and the dining room leads to a large rear deck with views for miles! Upstairs you will find a mezzanine office area that leads to the huge primary bedroom with full ensuite and walk in closet. Do not overlook the private upper level patio accessed from the primary bedroom, perfect for that morning coffee to watch the sunrise! The walkout basement offers a huge rec are plus games room, full wet bar and additional bedroom / bathroom. The full walkout basement brings you out onto a concrete patio to your private yard, beautifully landscaped with storage shed as well! Truly a beautiful property from head to toe, this is a rare find in the complex located on a quiet dead-end cul-de-sac!