



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

130 36214 Range Road 250
Rural Red Deer County, Alberta

MLS # A2267175



\$832,500

Division:	Dancey Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	800 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.52 Acre		
Lot Feat:	Lake, Lawn, Paved, Private, See Remarks, Treed, Views, Waterfront, Yard Li		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Tile	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R6
Foundation:	Poured Concrete	Utilities:	-
Features:	Tankless Hot Water		

Inclusions: Lawn mower, Floating Dock System

LAKEFRONT PARADISE! Beautiful mature spruce trees and extensive landscaping cover this one of a kind property. Cobblestone pathways lead to your awesome walkout Lake House. Everything finished and ready for year round fun including a low maintenance floating dock system. Easily one of the best views on the lake from your top and lower decks. Huge 26x42 detached garage to store your boat and park your vehicles. There's a separate space with 2pc bath for extra visitors off the side of garage. Private water well & underground sprinkler system. Extensive landscaping and stunning view points. Upgraded septic system with lift station and large 3100 Gal holding tank, top of the line instant hot water heat system, upgraded electrical panel and a fully serviced RV site with sani-dump. Inside your lake house, vaulted cedar ceilings, fireplace, two decks, three bedrooms, walkout, heated tiles in bathroom floor and much more. Both upper and lower decks/sunroom have been recently rebuilt. Enjoy the beautiful lakefront view from the fully enclosed Sunscapes sunroom. Boat house and level lakefront area to soak up the rays and watch the family water sports. This is your golden opportunity with an amazing 100 ft of lakefront. Sleeps up to 10 or more guests! Property sells fully furnished and turn key. Beautiful 18 hole golf course, lakefront lounge and more directly across the lake. This is a West Facing property that benefits from stunning sunsets and warm sunshine. Pine Lake is very popular for all water sports and known for its excellent fishing. This is a cottage for all seasons. Boat dock/ lift & Lawn mower included. All this only 90 minutes from Calgary, 20 minutes from Red Deer & 2hrs from Edmonton.