



**GRASSROOTS**  
REALTY GROUP

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**Block 6 Lot 7**  
**Rural Big Lakes County, Alberta**

**MLS # A2270793**



**\$339,000**

<b>Division:</b>	Winnagami		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,593 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Beach		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Log, Wood Siding	<b>Zoning:</b>	Seasonal Recreational
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s)		

**Inclusions:** dock, fire pit, appliances, microwave, gas bbq, adirondack chairs, shed, water tank

This isn't just a cottage—it's a chapter waiting to be written. Morning light filters through the treetops as you wake in the loft, high above the lake, wrapped in stillness. Coffee in hand, you take the familiar steps down the path—the same ones your kids ran barefoot last summer—to where the water waits, calm and quiet. This place has that kind of magic. Set on the closest lot to the shoreline, this 3-bedroom, 2-bathroom lakefront retreat was built for connection—between people, between nature and the soul. The open-concept kitchen and living room invite slow mornings and late-night laughter, with a floor-to-ceiling river rock fireplace crackling in the background. It's the kind of space that makes winter feel like a gift. Two bedrooms and a full bath round out the main level, but the real showstopper is the loft bedroom—a dreamy treetop hideaway with front-row sunrise views. Downstairs, the walk-out basement is where the fun lives: movie nights, card games, cool refuge on hot days. A second full bathroom, laundry room, and home office make sure it works as beautifully as it plays. And the details? Thoughtful. Hot water on demand, a/c, natural gas furnace, gas-plumbed BBQ, dishwasher—all the comforts that keep lake life effortless. But the real sell? This is where stories are made. Bonfires under the stars. Cannonballs off the dock. Quiet morning paddles and noisy family dinners. Winter brings a whole new mood—ice fishing, groomed ski trails, skating under snowfall, and a cozy cabin waiting at the end of it all. It's not just a place to stay—it's a place to make memories. Call to view and feel it for yourself. I promise, you won't be disappointed.