



**248 Lakeshore Drive
Grandview, Alberta**

MLS # A2287064



\$1,040,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	4,588 sq.ft.	Age:	1999 (27 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.10 Acres		
Lot Feat:	Lake, Landscaped, See Remarks, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-46-1-W5
Exterior:	Brick, Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vaulted Ceiling(s)		

Inclusions: Hot Tub

Welcome to a piece of paradise where land and lake come together! Just steps away, the lake calls to waterfront fun, pier and boat mooring. Beautiful backyard and deck exposure to the south of this home is where you'll enjoy open space for those peaceful family days of game playing and nature watching experiences. Both worlds come together for a lakeside lifestyle you won't want to miss! Inside, the living room has vaulted ceilings, and a full height two sided stone fireplace. The Primary bedroom has a 5 pc ensuite, walk-in closet, electric fireplace, and a patio door to the back composite deck. The exercise room has an indoor hot tub, and built in sauna. Another bedroom, 4 pc bath, 2 pc bath, and laundry room conclude the main level. The upper level hosts two bedrooms, 5 pc bath, den with a wet bar, and patio overlooking the landscaped yard. The basement has two bedrooms and a large family room with a gas fireplace. The finished garage has in-floor heat! This property must be appreciated in person!