



**91 Sandy Beach Regional Park
Sandy Beach (Sask), Saskatchewan**

MLS # A2295595



\$1,290,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,181 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Gravel Driveway, Heated Garage		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Treed, Waterfront		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-52-28-W3
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms), Stone, Wood Frame	Zoning:	REC
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar		

Inclusions: hot tub

Luxury and lifestyle come together on one of Sandy Beach's most expansive sandy shorelines. This executive waterfront home offers over 3,500 sq. ft. of premium living space, is perfectly positioned for full four-season enjoyment, and provides direct lake access, endless summer water activities, winter recreation, golfing, camping, clubhouse amenities, and more. The property is beautifully developed front to back, featuring a dry-rock landscape design, a double detached garage, additional sheds for wood and storage, and a private guest house for family and friends. Relax around the lakeside fire pit or take in panoramic waterfront views from the covered deck, your own year-round retreat. Inside, the craftsmanship stands out. Hardwood and tile flooring span the home, complemented by solid maple trim, doors, and cabinetry throughout, along with an impressive grand entry on the lakeside. The primary bedroom features a luxurious 5-piece en-suite and a large walk-in closet, with two additional bedrooms. The private upper level offers a fantastic space for guests, complete with its own kitchen, 3-piece bath, wood-burning stove, and elevated lake views, ideal for hosting family and visitors or accommodating multi-generational living. The main living room features another wood-burning fireplace and opens to a chef-inspired kitchen equipped with a WOLF 6-burner gas stove, a Sub-Zero built-in panel refrigerator, and an impressive oversized pantry that includes a full refrigerator and freezer, along with additional built-in cabinetry for storage. The nearby laundry room includes a sink, plus a convenient 2-piece guest bath. In-floor heating keeps the home warm and efficient year-round. The cold-storage vault off the utility room provides secure additional space and would also serve exceptionally well as a wine vault. Additional property features include two

sand-point wells and two 1,000-gallon septic tanks, ensuring reliable year-round operation and comfort. This is elite lakefront living with generous space, refined finishings, an exceptional shoreline, and all the conveniences needed for summer, winter, and everything in between. 3D Virtual Tour Available.