



**49, 13417 752A Township
Rural Big Lakes County, Alberta**

MLS # A2296167



\$765,000

Division:	NONE		
Type:	Residential/House		
Style:	A-Frame		
Size:	1,686 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Parking Pad		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Lake, Landscaped, L		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 900
Basement:	Crawl Space	LLD:	20-75-13-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	BR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Satellit

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: blinds, shed, wood shed, lake picture in loft

Exceptional 1,686 sq ft A-frame home located in the renowned gated lakeside community of Hilliard's Bay Estates. This property blends architectural character with modern comfort, offering an open-concept main living area with vaulted ceilings, expansive windows, and a warm, inviting atmosphere. The home features 3 bedrooms, including a spacious primary suite with a walk-in closet and a beautifully designed ensuite showcasing a soaker tub and a custom-tiled, temperature-controlled shower with a rain showerhead and 8 body jets. A full bathroom on the main floor adds convenience for guests and family. Quality finishes are evident throughout, including vinyl plank flooring, soft-close solid maple cabinetry, quartz countertops, and stainless steel appliances. The living room is anchored by an electric fireplace with a stone hearth, while the loft overlooking the main floor includes a bonus room ideal for an office, lounge, or additional sleeping space. The home also offers hot water on demand for efficiency and comfort. Outdoor living is exceptional, featuring a composite wraparound covered deck, stunning custom stone walkways, and a beautifully designed stone fire pit area. The property is beautifully landscaped with an abundance of trees and flowerbeds, creating a serene and private setting. A large parking pad constructed with solid recycled asphalt provides ample, low-maintenance parking. Located in a secure lakeside gated community, residents enjoy access to a sports court, sandy beach, boat launch, walking trails, children's playground, fishing, and water sports—all surrounded by pristine wilderness on Alberta's largest inland lake. This home offers an outstanding opportunity for recreational living or a full-time residence.