



**47 Bay View Street  
Rochon Sands, Alberta**

**MLS # A2302109**



**\$879,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,118 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Multiple Driveways, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Beach, Brush, Lake, No Neighbours Behind, Sloped Down, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Storage, Sump Pump(s), Vaulted Ceiling(s)		
<b>Inclusions:</b>	NA		

Escape to lakefront luxury with this extraordinary beachfront home located in the highly sought-after community of Rochon Sands on the shores of Buffalo Lake—approximately 45 minutes from Red Deer. Perfectly positioned to capture breathtaking water views, this impressive two-storey residence offers the year-round lake living. The main floor welcomes you with generous open living spaces. The foyer has bench seating and a large closet plumbed for the washer & dryer. Just off the kitchen, enjoy a covered heated screen room, the living room has floor to vaulted ceiling windows overlooking the lake with an expansive deck that has gas BBQ hook ups. The primary bedroom with 3pc. ensuite, 4 pc. bathroom & a second bedroom. Upstairs, you’ll find three spacious bedrooms along with a cozy family room and the private upper deck, with elevated panoramic lake views. The crawl space has tones of storage and your water holding tanks. The home has direct beachfront access, incredible space, multiple outdoor living areas, and one of Central Alberta’s most desirable lake communities.