



**43 Tugate Drive
Rural Mackenzie County, Alberta**

MLS # A2099557



\$214,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	2 Storey		
Size:	1,172 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.54 Acre		
Lot Feat:	Back Yard, Cleared, Many Trees		

Heating: In Floor, Wood Stove

Water: -

Floors: Laminate, Tile

Sewer: -

Roof: Metal

Condo Fee: -

Basement: Full, Partially Finished

LLD: 32-112-20-W5

Exterior: Mixed

Zoning: R2

Foundation: -

Utilities: -

Features: Open Floorplan

Inclusions: N/A

Back on the market due to financing .HUGE PRICE ADJUSTMENT !! CREATE YOUR VERY OWN PEACEFUL HAVEN !! This charismatic and welcoming home offers everything that that you would expect from a oasis of solitude located at the lake!! Only a short drive north of High Level at Hutch Lake . Share and recreate the wonderful stories about your childhood ,as you stroll through unmatched beauty in the natural forestland to the lake. An abundance of windows showcase picturesque views of nature while the soaring vaulted ceiling create an airy open design. There is a superb west-facing deck, sure to be the scene of quiet reflective mornings, peaceful afternoon naps and savoring memorable moments with the ones you love while enjoying endless-starry Northern night skies. The main level showcases plenty of space in the Kitchen with Stainless-Steel appliances flowing into the fantastic size Dining area ,the perfect space for entertaining or the sit-down family dinner.The garden doors open to the covered deck to enjoy a late evening fiesta while the Northern lights dance above . On the cooler evenings enjoy the crackling fire from the wood stove creating a warm cozy ambiance in the Living Room . There are 2 bedrooms , full bath with a tub/shower combo as well as a boot room storage area that complete the main level. The staircase leads to the private loft Primary Suite with a half bath/ windows framing the beauty of nature that surrounds . The lower level is superb flex space waiting for your final touches and can be used to extend your living area with a Rec/Family Room, additional Bedroom , "in floor" heat and bath .Lots of parking,room for the boat and all your toys. You will love spending time outdoors with your family and friends under the clear Alberta blue skies . Merely a skip and a hop away is a playground for the little ones to enjoy,

or take a stroll down to the private residential dock and enjoy some fishing of walleye and northern pike? The outdoor activities are endless, you can spend the winter days on private cross country ski trails. This gem is perfect for someone wanting peace and quietness, a family vacation home or invest with other friends and family and use it as a multi-family getaway. Why not continue using this STUNNER as an Airbnb ,which had zero vacancy while it was listed , creating a revenue generator? The perfect place to create family memories that will last a lifetime. Your little piece of paradise has arrived!