



516 PINTAIL Drive
Pelican Point, Alberta

MLS # A2119538



\$550,000

Division:	Pelican Point_CAMR		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,818 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Re		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Softwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Log, Stone, Wood Frame	Zoning:	LAKE RESORT
Foundation:	ICF Block	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wood Windows		
Inclusions:	BEDROOM TV, N. GAS FIRE PIT,		

A beautiful log home, walking distance to sandy beaches of Buffalo Lake, serenity of country living, it doesn't get much better than this! This charming log home has the space for any size family, over 1800 sqft. on main and upper floor and a finished basement, you will be impressed the minute you walk in, the main floor features a large living room, cozy fireplace and exposed beams throughout, the spacious dining room is perfect for those family gatherings, with garden doors to covered screened in deck, you will love the kitchen, wood cabinetry, beautiful granite counter tops, gas stove, the island is the perfect place to be when preparing those holiday dinners, convenient 2pc bathroom and laundry area off back door, the upper floor has a spacious primary bedroom with another cozy fireplace, tv and walk-in closet, 5pc Jack and Jill ensuite/ main bath, 2 more good size bedrooms, finished basement has perfect area for games room, extra large family room could be converted into huge sleeping area for family & friends, mechanical room has more than enough storage space, ICF block foundation and in-floor heat will make this a warm and cozy basement, you will spend as much time outside as you do inside, sit on the covered front deck with your morning coffee and watch the sunrise, then watch the sunset on the back deck, the screened in deck has N. gas for bar-bq and N. gas firepit, the 28'x40' garage has all the room to park & store all your lake toys, the 16'x28' addition to the back of the garage was used as a greenhouse, a great place to start your plants for the 6 raised garden beds, all this sits on a large .46 acre lot, you will truly enjoy all four seasons in this picturesque location, Buffalo Lake is the largest lake in central AB. boating, fishing, paddle boarding in the warm months, skating, sledding, cross country ski, ice fishing in the winter months, what a beautiful place to create your

family memories