



**103, 21150 Township RD 40-2  
Rural Stettler No. 6, County of, Alberta**

**MLS # A2129671**



**\$584,000**

<b>Division:</b>	Scenic Sands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,114 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Off Street, Oversized		
<b>Lot Size:</b>	0.46 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	14-40-21-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Resort Residential
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Wet Bar		

**Inclusions:** None

Welcome to your picture-perfect lake house retreat at Buffalo Lake, Alberta. Nestled on almost half an acre of serene property, with almost another half acre of untouched green space beside this home offers tranquility and privacy unparalleled. The main floor boasts a beautiful master retreat with vaulted ceilings, a four-piece ensuite, and a generous walk-in closet. A wet bar, living area with a natural gas fireplace, second bedroom, bathroom, and ample storage complete this level. Solid alder doors and trim, engineered hardwood floors, and tongue-and-groove vaulted ceilings exude luxury throughout. This level is also home to the large wrap around balcony, perfect for sunning yourself or enjoying wine while catching glimpses of the stunning sunsets. Featuring Duradec flooring and maintenance free rails, nothing to do here but enjoy. Crafted for lake living, the thoughtfully designed walkout basement leads to a spacious patio area, seamlessly blending indoor and outdoor entertainment. The kitchen area, conveniently located here allows for effortless hosting without the hassle of stairs. Discover beautiful high-end custom hickory cabinetry, stainless steel appliances, and a stunning glass backsplash. Not one, but two corner pantries ensure there is no lack of storage space here. Parking is plentiful for cars and RVs in the well designed maintenance free yard. Store your outdoor gear in the spacious lower-level storage area, which will accommodate a golf cart, quad or all the beach toys. Although the community is quiet and private, it has its own beach just an easy stroll down the road, where you'll also find playgrounds and a picnic area. Extremely well built, and meticulously maintained, indulge in years of cherished memories at this home on the Scenic Sands of Buffalo Lake.