



**820 Spruce Street  
Lac Des Iles, Saskatchewan**

**MLS # A2131062**



**\$1,690,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,139 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Beach		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Stone, Wood Frame	<b>Zoning:</b>	res
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Wood Counters

**Inclusions:** Natural Gas BBQ Hookup, Wet Bar, T.V. Mounts, Alarm system owned, built in sound system,

Enjoy year round living at one of Saskatchewan's premier lakes. This lakefront house boasts over 5000 square feet of luxury living. Upon entering the front doors you're greeted by panoramic windows and high ceilings that put the lake on full display. Unique details like the exposed California timbers and an intricate hand carved fireplace mantle set this home apart from others. Check out this high-end kitchen with Jenn Air appliances, a Wolf 6-burner gas range, an expansive 10 ft island, custom backsplash work and beautiful solid wood cabinetry. The master bedroom is a peaceful retreat with vaulted ceilings, stone fireplace and views overlooking the lake. The master bedroom leads to a large walk in closet and an amazing 5-piece ensuite. Included on the main floor is an open concept living room and dining room, a second bedroom, full bathroom and main floor laundry. Head onto the deck off the dining room and be greeted by a vaulted Sunroom with floor to ceiling windows. On both sides of the Sunroom are decks to soak up the rays on those hot summer days. Downstairs is a full walk out basement, made up of two bedrooms, a full bathroom, an oversized family room/games area, an exercise room and wet Bar. The Bar is legendary with an amazing countertop made of 1600-year-old Californian Red Wood. Outside is professionally landscaped into a low maintenance yard with full black chain link fence, retaining walls, custom concrete work and a covered firepit area. This would be the perfect place to spend your evenings. The fully finished triple car garage can park all your toy's inside and still have room to spare. This property is minutes away from many services/amenities including grocery store, gas station, hardware store, 18-hole golf course, restaurants, provincial park and much more.