



**401 3 Street**  
**Rural Cypress County, Alberta**

**MLS # A2132173**



**\$950,000**

<b>Division:</b>	Elkwater		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,939 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	24-8-3-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	PP, Provincial Park
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Microwave, Mounted Radio, B'I Speakers + controller + AMP, Window Coverings, Garage Door Opener + Control, Garage Heater, Wood Shed, Shed, Basement Fridge, Basement Stove, Gutter Guards

The Cypress Hills are calling your family!!! This beautiful Elkwater cabin offers you the year-round recreation lifestyle you are after. The provincial park offers a small community nestled among the large lake and beautiful rolling hills with fishing, boating, a large beach, plenty of camping, hiking, biking trails, a 9-hole golf course, a ski hill, skating rink, a community centre, interpretive centre, amphitheater (how cool - outdoor movies!), cafe/coffee shop, gas station, and a restaurant! This large fully developed two-storey cabin has tons space for all of your family and friends to join you in creating lasting memories! The main floor has tile and maple hardwood floors with an open concept plan featuring a good size kitchen with pecan wood cabinets, white appliances, & tile countertops w/ epoxy grout (non-porous). The dining space is the perfect spot for a large table to host dinner parties and game nights and has direct access out to the back deck and yard. The living room features a gorgeous wood-burning stone fireplace and vaulted ceilings. Just imagine curling up during the winter months in front of the warm fire with a cup of hot chocolate after a long day on the slopes. Off of the living room is a den/TV room with a 2x6 wall & solid door for sound proofing. Conveniently located on the main floor is the laundry and a 2-piece powder room, as well as two coat closets. The maple hardwood floors continue upstairs, the impressive primary suite has a walk-in closet and a 3-piece ensuite with jetted tub. Upstairs also hosts 2 more good-sized bedrooms, a 4-piece main bathroom and an office/reading nook featuring a rustic gorgeous log railing. The walk-out basement provides another large bedroom, a great-sized 4-piece bathroom, and a large family room with hickory wood built-ins and a dry-bar area with fridge, as well as a large cold room for storage. You will spend most

of your time during the warmer months enjoying the back deck and yard with fire-pit area, shed, woodshed, trees, and patio spaces. A single attached heated and finished garage/boat house provides even more storage space for all of your toys. The seller is willing to sell the furnishings with the exception of some personal items. Current lease expires 2038. Don't wait, start building your lifelong memories at the lake now, in this beautiful cabin!