



#4, 101022 Rge. Rd. 22-4
Rural Lethbridge County, Alberta

MLS # A2146638



\$625,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,372 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Gravel Driveway, Off Street, RV Access/Parking		
Lot Size:	1.35 Acres		
Lot Feat:	Back Yard, Landscaped, Views		

Heating:	Forced Air	Water:	Co-operative, Drinking Water
Floors:	Laminate, Marble, Tile	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Cedar, Mixed	Zoning:	Group Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hot tub, Irrigation hoses and sprinklers, Curtain Rods		

BEAUTIFUL ACREAGE in PARK LAKE ESTATES - only minutes from town and on MUNICIPAL WATER!! The unique beamed features, and workmanship speak for themselves, but with VIEWS of Park Lake from your oversized windows, you've really got the best of Southern Alberta at your fingertips! Driving up you will notice the cedar siding and wraparound front porch inviting you inside to the MARBLE tiled front entryway. Once inside prepare to be amazed with this Timber-Frame hybrid home with authentic custom DOUGLAS FIR Beams and staircase. The main floor features an open concept design with large quartz topped island, gas range, and double ovens. There is also a nicely appointed bedroom, office/den space with an abundance of light, and a 4-piece bathroom on this level. This home has a well-placed East facing side deck off of the dining space where you can relax in the HOT TUB and enjoy those stunning lake views! There is another side entry to the home featuring a mud room and laundry space, and site plans are available showing a potential future garage off of this entry if that is desired. Up the Douglas Fir staircase you will again be guided along an open hallway with 2 large bedrooms and a 4 piece bathroom on one end, and with the private primary retreat on the other. This primary space features an East facing Juliet style balcony to give you more of those amazing lake views, a 5 piece ENSUITE with large soaker tub and walk-in shower, as well as a walk-in closet. The lower level of this home is left to your imagination, with framing for a 5th bedroom and a WALK-UP entry already in place! Built in 2013 this home blends modern amenities, plenty of light and soaring ceilings, with lake cottage ambience, all while being just minutes away from both Coalhurst and Lethbridge for schooling, shopping, and more! Don't wait for the lake life - live it

now!