



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5049, 25054 South PineLake Road**  
**Rural Red Deer County, Alberta**

**MLS # A2194015**



**\$579,000**

<b>Division:</b>	Whispering Pines		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,714 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Heated Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Lake, Level, Rectangular Lot, Standard Shaped Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 198
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	13-36-25-W4
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Blinds, Outdoor Firepit on the front deck, shelving in garage		

Visit REALTOR® website for additional information. Live the resort lifestyle in one of Central Alberta's most stunning gated communities! This charming 1.5-story home in Whispering Pines Resort (Phase 5) offers 4 beds, 3.5 baths, and an attached garage. Every bedroom connects to a washroom, with the master boasting a private ensuite. The main floor shines with natural wood ceilings, granite counters and soaring east-facing windows. Enjoy the partially enclosed outdoor kitchen, a spacious east deck, and a cozy stone-faced fireplace. Upstairs, find two bedrooms with a Jack & Jill bath, while the basement features a heated double garage and a rec room with a golf simulator/home theatre (negotiable). Plus, stainless appliances, a gas fire pit, and more! Resort perks include golf discounts, a restaurant, bar, pool, and play area.