

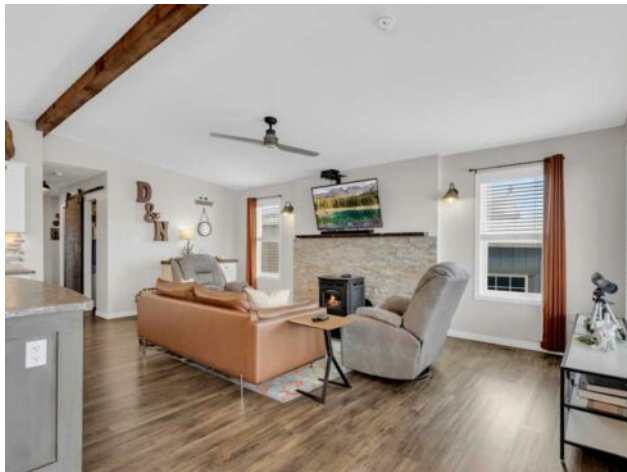


GRASSROOTS
REALTY GROUP

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19, 41019 Range Road 11
Rural Lacombe County, Alberta

MLS # A2197538



\$440,000

Division:	Sandy Point		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,238 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street, Parking Pad, Paved		
Lot Size:	0.14 Acre		
Lot Feat:	Lake, Landscaped, Low Maintenance Landscape, No Neighbours Behind, On		

Heating:	Central, Propane	Water:	Co-operative
Floors:	Carpet, Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	1-41-1-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	32
Foundation:	Piling(s)	Utilities:	Electricity Connected, Garbage Collection, Propane, S
Features:	Beamed Ceilings, Ceiling Fan(s), Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	Shed, Blinds, Window Coverings, Fire Pit, Nest Thermostat		

Discover the ultimate four-season getaway at Sandy Point Resort, a premier gated lakeside community on the west shores of Gull Lake, near Bentley. This sought-after resort offers an unparalleled lifestyle. This custom-designed 2-bedroom, 1-bathroom home is set on a large pie-shaped lot in a quiet cul-de-sac, backing onto the driving range of the golf course, with no neighbors behind you. Enjoy unobstructed, panoramic views of the lake and golf course from your own private retreat. The fully landscaped property offers privacy, tranquility, and breathtaking scenery in a setting that blends luxury with nature. Step inside to find a beautifully designed Great Room, the heart of the home, featuring a cozy pellet stove with a stunning stone accent wall—perfect for warmth and ambiance. Large picture windows flood the space with natural light, highlighting the open-concept layout. The chef's kitchen is both stylish and highly functional, featuring a gas stove, pot drawers, and a spacious walk-through pantry with solid shelving, providing ample storage. Custom lighting throughout enhances the home's charm and character. The primary bedroom large enough to accommodate a king sized bed includes a large walk-through closet with a Jack-and-Jill door leading directly into the bathroom for added convenience. The spacious second bedroom is perfect for guests, making this home ideal for entertaining family and friends. Sandy Point Resort offers an incredible gated community experience with exclusive amenities designed for comfort and recreation. Residents can enjoy a community gazebo with a fire pit, perfect for social gatherings, as well as playgrounds and bike trails that encourage an active lifestyle. Convenient on-site facilities include laundry, showers, and restrooms, ensuring a comfortable stay year-round. For golf enthusiasts, the resort features a

driving range and will soon open a brand-new 12-hole golf course. The full-service marina with gas and propane services provides easy access for boating and water sports, while the seasonal restaurant with a rooftop patio offers a stunning setting for dining and relaxation. Additional conveniences include gated storage and a community garden, giving residents a secure space for their recreational vehicles and a dedicated area to grow fresh produce. The surrounding area offers access to local greenhouses and berry farms, allowing homeowners to enjoy fresh, farm-to-table ingredients. Whether you're looking for a seasonal retreat or a full-time home, this one-of-a-kind custom-built property is a rare opportunity to own a prime lake lot in Alberta's most desirable resort community. Enjoy lakeside living, year-round outdoor activities, and a vibrant community—all within a short drive to Bentley, Lacombe, and Sylvan Lake. Don't miss this opportunity! Book your showing today and start living the lake life.