



**GRASSROOTS**  
REALTY GROUP

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**4030, 25054 South Pine Lake Road  
Rural Red Deer County, Alberta**

**MLS # A2197775**



**\$700,000**

<b>Division:</b>	Whispering Pines		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,938 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Golf Cart Garage,		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Close to Clubhouse, Few Trees, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 215
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	12-36-25-W4
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Shed, BBQ		

Welcome to Whispering Pines at Pine Lake, where executive luxury living awaits you in this amazing location. This stunning 2-story house boasts 3 bedrooms, 3 baths, and spans across 2700 square feet on 3 floors, offering you an unparalleled living experience. As you step inside from the garage, you'll immediately notice the extra storage and convenience of the extra sink and storage space, then when entering the main floor openness, the exquisite Cambria Quartz countertop, upgraded maple cabinets, and high-end stainless appliances in the well-appointed kitchen. The heart of the living space features a beautiful floor-to-ceiling stone fireplace, creating a cozy and inviting atmosphere for you and your loved ones. One of the most striking features of this home is the presence of two large east-facing enclosed decks that overlook holes number 1 and 9 on the adjacent golf course. Whether you're enjoying your morning coffee or hosting gatherings with friends, these decks offer breathtaking views and an ideal setting for relaxation and entertainment. The upper level of the house is designed to impress, with a spacious office perfect for working from home. The master bedroom is a true retreat with its impressive size, complete with a huge walk-in closet and a luxurious ensuite featuring a large shower, dual sinks, and an air jet soaker tub. Conveniently located on the upper level, you'll find a washer and dryer for added convenience. On the lower level, you'll discover a space that any man would love, with a well-equipped wet bar, fridge, and a comfortable 4-piece bath. This level also offers a bedroom, making it perfect for accommodating guests or creating a private sanctuary for relaxation. For those who enjoy the morning sun, the lower level enclosed patio is the ideal spot to start your day all year round. Stepping outside, you'll find a thoughtfully designed and meticulously maintained exterior.

The property features a beautiful flower bed and trees, a storage shed for added convenience, a beautiful fire pit area for cozy evenings under the stars, and an underground sprinkler system to keep your lawn lush and green. Positioned on one of the largest lots in Whispering Pines, this house offers ample space for outdoor activities and enjoyment. Located at the end of a close, ensuring quiet and low traffic. The double attached garage is designed with versatility in mind, offering ample space for your golf cart on one side and your car on the other. This house is infused with many extras and thoughtful touches that add to its charm and functionality. Pride of ownership shines through, as the current owners have taken exceptional care of the property, ensuring it's in pristine condition. The warm and welcoming community is complemented by amazing neighbours, making this the perfect place to call home. This property can be combined and sold as a package with Unit 4029 next door, its perfect for renting out long/short term or for large family get togethers.