



GRASSROOTS
REALTY GROUP

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141 Lakeshore Drive
Rural Camrose County, Alberta

MLS # A2198451



\$1,545,000

Division:	Pelican View Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,653 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Driveway, Garage Door Opener, Heated Garage, Insulated, C		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Beach, Lake, Landscaped, Level,		

Heating: Boiler, Forced Air, Natural Gas

Water: Public

Floors: Laminate, Linoleum

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Walk-Out To Grade

LLD: -

Exterior: Concrete, Mixed, Wood Frame

Zoning: LR

Foundation: ICF Block

Utilities: -

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Separate Entrance, Smart Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Windows Coverings, Garage Door Controls, Control4 System

Welcome to this breathtaking lakefront home, designed for those who appreciate luxury, convenience, and cutting-edge technology. Equipped with a fully integrated Control4 system, you can manage every aspect of your home remotely—control audio, video, lighting, heating, security, cameras, and blinds with ease from anywhere in the world. Starlink internet ensures high-speed connectivity, making this home both a tech lover's dream and a remote worker's paradise. The gourmet chef's kitchen is the heart of the home, featuring a 36" induction stove, custom hickory cabinetry, a full-size side-by-side freezer and fridge, a plumbed kegerator, huge island and a full coffee bar—perfect for hosting friends and family. The open-concept layout flows seamlessly into the dining and living spaces, offering endless possibilities for entertaining. Extend your gatherings into the three-season room, complete with electric screens, integrated audio, radiant heat and frameless deck railings that provide uninterrupted lake views. Both are plumbed for natural gas, making barbecues and fire table nights effortless. Step outside to enjoy the custom stamped patio and driveway with elegant paver accents, creating a sophisticated yet durable outdoor living space. The primary suite is a true retreat, featuring bright transom windows, a luxurious steam shower, and a walk-in closet with plumbed laundry access. Downstairs, the ICF basement adds extra efficiency and structural integrity, and includes a cozy wood stove for chilly nights, a theater room with a vault door for ultimate entertainment, a rec room, and a separate cold storage room. Designed for year-round enjoyment, this lakefront home is just steps from water activities, with direct access to the beach, right next to the walking trails, and a short stroll to the boat launch in the summer. In

winter, immerse yourself in cross-country skiing, ice fishing, and skating on the local rink right outside the door! With a large triple car garage, loads of extra storage and the most beautiful and practical details at every turn, this home is tailored for luxurious lake living at its finest.