



GRASSROOTS
REALTY GROUP

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676 Lakeside Drive
Rural Vulcan County, Alberta

MLS # A2203412



\$944,900

Division:	Little Bow Resort		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,534 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Irregular Lot, Lake, Landscaped, Lawn, No Neighbours Behind, Pr		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,550
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	REC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: 2 x Fridges, Dishwasher, Microwave, Washer and Dryer, All window coverings including curtains, rods and blinds, Air Conditioner, Garage Door Remote, Bar Fridge, 2 x Radiant Heaters, Double oven, Gas Cooktop, Ceiling Fan, Fire Pit

Welcome to your dream home at Little Bow Resort—an exquisite executive residence that has been meticulously renovated from top to bottom, both inside and out. This stunning property boasts the finest finishes and breathtaking views of Travers Reservoir, making it the perfect sanctuary for relaxation and entertainment. Step inside to discover a luxurious open-concept space with vaulted ceilings, beams, shiplap walls, and a living area with a gas fireplace and stone extending to the ceiling, complemented by transom windows surrounding the perimeter of the home, allowing in abundant natural light. The chef's kitchen is a culinary masterpiece, featuring a Subzero refrigerator with custom wood paneling, double Wolf ovens, a gas Wolf cooktop, and a Miele dishwasher. The two-tone cabinets, highlighted by a standout furniture table island, are complemented by stunning quartz countertops, creating an inviting atmosphere for gatherings. Not to mention the ample storage in the pantry, which includes a custom oak door with a brass door handle. This home offers a thoughtfully designed layout with two bedrooms and one bathroom on the main floor, and two bedrooms with two bathrooms in the walkout basement. The walkout basement, with its convenient back entrance, provides ample storage and versatility, making it ideal for entertaining or family activities. The basement features its own gas fireplace in the family room, an adjoining games area, a bar area with a wine fridge and sink, and plenty of beautiful custom cabinets. All three bathrooms have exquisite custom showers with stylish tile details, custom glass doors, and stunning plumbing fixtures. The laundry room in the basement includes a sink and extra storage, ensuring that functionality is never compromised. Another wonderful feature of this home is the luxury vinyl plank flooring throughout,

including the stairs to the basement, providing consistency and function. The windows have an extra heat coating for insulation, along with silhouette blinds and air conditioning, ensuring comfort year-round. Step outside to your private oasis, where a professionally landscaped yard awaits. The expansive deck is perfect for entertaining and is equipped with two gas heaters for those chilly evenings. An outdoor shower provides a refreshing way to rinse off after a day spent enjoying the lake, and the beautiful interlocking brick offers low maintenance, finishing off the yard with your very own fire pit. Because you back directly onto Travers Reservoir, also known as Little Bow, this executive home combines luxury living with the tranquility of lakefront life. Whether you're hosting gatherings or enjoying quiet evenings with family, this property offers everything you could desire in a lakeside retreat. Don't miss your chance to own this extraordinary home where luxury meets nature. Experience the unparalleled lifestyle that awaits you at Little Bow Resort!