



**GRASSROOTS**  
REALTY GROUP

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**113, 25054 South Pine Lake Road  
Rural Red Deer County, Alberta**

**MLS # A2204942**



**\$599,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 4 Level Split   |               |                   |
| <b>Size:</b>     | 1,331 sq.ft.  | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                    |               |                   |
| <b>Lot Size:</b> | 0.33 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Close to Clubhouse, Landscaped, Private, Views |               |                   |

|                    |   |                   |                           |
|--------------------|---|-------------------|---------------------------|
| <b>Heating:</b>    | In Floor, Forced Air                                  | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Laminate, Tile  | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                                       | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Cedar, Wood Frame                                     | <b>Zoning:</b>    | R-6                       |
| <b>Foundation:</b> | Poured Concrete                                       | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Central Vacuum, Vaulted Ceiling(s), Walk-In Closet(s) |                   |                           |

**Inclusions:** 2 sheds, beverage cooler in basement. All garage shelving and cabinetry. TV mount in Master Bedroom. R/O System. Murphy Bed.

Live at the Lake and enjoy the peaceful recreation lifestyle of both water and golf! This charming chalet-style home offers a blend of comfort and nature, perfect for those seeking a lakeside and recreational lifestyle. Inside, you'll find soaring vaulted pine ceilings and a stunning wall of east-facing windows and beautiful patio doors that fill the home with natural light. The inviting living area features a cozy fireplace, creating a welcoming atmosphere and the well-appointed kitchen is equipped with granite countertops and ample storage, ideal for both everyday meals and entertaining. On the upper level the primary bedroom includes a 3-piece ensuite for added convenience and a walk in closet. A gorgeous sunroom provides the perfect spot to enjoy morning coffee or could easily double as a peaceful home office. Lower levels features a spacious family room with Murphy bed, two additional bedrooms a 3pc bathroom and an abundance of storage space, offering plenty of room for recreation or organization. The expansive wrap-around deck with glass railings provides a great space for outdoor living, while the large heated detached garage offers plenty of parking. A private, well-landscaped yard includes new patio stones and retaining walls, perfect for enjoying those summer evenings. With beach access just steps away and stunning lake views, this home offers the ideal balance of nature and leisure. Additionally, you'll be close to the Whispering Pines Golf Course, which also offers dining facilities, enhancing the appeal of this home for those who love both outdoor activities and relaxation.