



**GRASSROOTS**  
REALTY GROUP

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87, 12107 Range Road 74  
Rural Cypress County, Alberta

MLS # A2210780



**\$1,334,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,864 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Heated Garage, RV Access/Parking, Triple Garage Attached		
Lot Size:	2.17 Acres		
Lot Feat:	Few Trees, Gentle Sloping, Lake, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	4-12-7-W4
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	CR-1, Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** TV mounts, Shed, Garage Furnace, Play Structure

Welcome to your dream lakefront escape on Klauudt's Dam &mdash; a true prairie oasis just 15 minutes from town. Set on 2.17 acres of beautifully maintained lakefront property, this stunning acreage offers year-round enjoyment with direct access to swimming, fishing, boating, and even skating in the winter. At the heart of the property is a custom-built, 1,864 sqft Wahl bungalow featuring five bedrooms and a perfect blend of modern comfort and rustic charm. The main level is designed with an open-concept layout that maximizes the breathtaking lake views from the kitchen, dining, and living rooms. The kitchen is a chef's dream with a large central island, granite countertops, built-in microwave, and high-end appliances. The vaulted ceilings and cozy fireplace in the living room create an inviting space to relax or entertain. Step outside to the covered deck and soak in the peaceful views of the expansive yard and tranquil waters. The luxurious primary suite is a true retreat, complete with its own lake views, a spa-like five-piece ensuite with a soaker tub, walk-in shower, and a pass-through walk-in closet that connects directly to the laundry room for ultimate convenience. Two additional bedrooms and a four-piece bathroom complete the main level. Downstairs, the fully finished lower level offers a spacious family room, rec room, and a versatile flex room perfect for a playroom, gym, home office, or man cave. Two more bedrooms and another full bathroom provide ample space for family or guests. The oversized attached garage is a standout feature &mdash; heated, with space for three or more vehicles, a workshop area, and even a utility sink. Practicality meets peace of mind with city water supplied by the West Side Water Co-Op and pressurized irrigation water, making yard care and landscaping easy and efficient. The massive yard is ideal for everything

from quiet morning coffees to large family gatherings, and with the lake just steps away, every season brings a new way to enjoy this extraordinary property. Whether you're looking for a full-time residence or a relaxing getaway, this lakefront acreage on Klau's Dam offers the perfect blend of luxury, lifestyle, and location.