



**GRASSROOTS**  
REALTY GROUP

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**1 Kopp Drive  
Turtle Lake, Saskatchewan**

**MLS # A2212348**



**\$699,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Cabin		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	1,940 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.50 Acres		
<b>Lot Feat:</b>	Waterfront		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	REC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

<b>Inclusions:</b>	N/A		
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Welcome to a home that just makes sense &ndash; where modern design meets everyday comfort. This barndominium offers a fresh, stylish vibe with its shed-style roof and tall transom windows that let the sunlight pour in. Whether you're hosting friends or enjoying a quiet evening, the vaulted ceilings and open layout in the great room, dining area, and kitchen make it feel spacious and inviting. Picture yourself curled up by the gas fireplace, your favorite show on the TV tucked into its custom niche, shelves filled with books, family photos, or a few treasures from your travels. The kitchen flows naturally into the space &ndash; easy to move around in, with everything right where you need it. There's plenty of room for your gear in the attached 2-car garage, with a dedicated space for tools or hobbies. Step inside and drop your boots in the coat closet&mdash;because life gets messy, but your entryway doesn't have to. The primary bedroom is your own private escape, complete with a roomy walk-in closet and a beautiful ensuite that includes an oversized shower and a private toilet room, all tucked neatly behind a pocket door. Across the hall, you'll find two more bedrooms, and a handy mudroom with backyard access&mdash;perfect for pets, gardening days, or when the kids come in from playing outside. Photos are artist rendition.