



GRASSROOTS

REALTY GROUP

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**248 Lakeshore Drive
Grandview, Alberta**

MLS # A2287064



\$989,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	4,588 sq.ft.	Age:	1999 (27 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.10 Acres		
Lot Feat:	Lake, Landscaped, See Remarks, Views		

Heating:	In Floor, Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Stucco
Foundation:	Poured Concrete
Features:	See Remarks, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	28-46-1-W5
Zoning:	CR
Utilities:	-

Inclusions: Hot Tub

Welcome to a piece of paradise where land and lake come together! Just steps away, the lake calls to waterfront fun, pier and boat mooring. Beautiful backyard and deck exposure to the south of this home is where you'll enjoy open space for those peaceful family days of game playing and nature watching experiences. Both worlds come together for a lakeside lifestyle you won't want to miss! Inside, the living room has vaulted ceilings, and a full height two sided stone fireplace. The Primary bedroom has a 5 pc ensuite, walk-in closet, electric fireplace, and a patio door to the back composite deck. The exercise room has an indoor hot tub, and built in sauna. Another bedroom, 4 pc bath, 2 pc bath, and laundry room conclude the main level. The upper level hosts two bedrooms, 5 pc bath, den with a wet bar, and patio overlooking the landscaped yard. The basement has two bedrooms and a large family room with a gas fireplace. The finished garage has in-floor heat! This property must be appreciated in person!