



**27&28 Tugate Drive  
Rural Mackenzie County, Alberta**

**MLS # A2295003**



**\$195,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Cleared, Greenbelt, No Neighbours Behind, Private, Secluded, Treed		

<b>Heating:</b>	Forced Air, Propane, Wood, Wood Stove	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	HLR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

**YOUR PEACEFUL HAVEN AWAITS!!** Hidden cozy character cottage by the lake is a must see!! This charismatic and welcoming home offers everything that that you would expect from a secluded lake house of solitude!! Embrace the natural beauty that's surrounds as you stroll through nature listening to the birds songs echoing through the trees and the soft whispers of the wind. Take an evening boat cruise as you watch the setting sun and hear the gentle waves on the lakes edge. Nestled in nature's playground sits the amazing cabin on 1 acre of paradise and only a short walk to the lake from your backyard. After a day of fun in the sun on the lake, relax in the open concept cabin with beautiful white shiplap walls and stunning pine ceilings spending time playing games while listening to the crackling fire from the wood stove. 2 very good-sized bedrooms, with the Primary that showcases a picture window to embrace the morning sun rise. A superb covered deck captures the glow of the morning sun glistening through the towering trees, sure to be the scene of quiet reflective mornings, peaceful afternoon naps, and savoring memorable moments with the ones you love. You will love spending time around the fire-pit with family and friends while enjoying endless-starry Northern night skies. With the many outbuildings and 14x24 shop you will have plenty of space for all your toys,boat and fishing gear, never mind all the family you can host with their RV'S and trailers.This gem is perfect for a family vacation home, multi-family getaway or why not use it as an Airbnb when you're not using it? The perfect place to create family memories that will last a lifetime. Your little piece of paradise has arrived!