



**602 Pheasant Close
Pelican Point, Alberta**

MLS # A2295747



\$759,000

Division:	Pelican Point_CAMR		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,969 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized, S		
Lot Size:	0.71 Acre		
Lot Feat:	See Remarks, Treed, Views, Waterfront, Wetlands		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	LR
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Where lake days stretch long and sunsets linger, this inviting Buffalo Lake retreat captures the essence of effortless summer living. Thoughtfully designed for gathering, the home is filled with natural light, vaulted ceilings, and expansive views that follow the water from room to room. The great room, anchored by a gas fireplace, offers a welcoming space to unwind after a day outdoors, while the kitchen invites connection with warm finishes and a generous pantry for easy entertaining. The primary suite offers a peaceful escape with private deck access, ideal for quiet mornings overlooking the lake. A second large room with a fireplace offers flexible space while a large family room area is a perfect place for guests. In-floor heating keeps the main level cozy, with access to a lakeside covered patio. Front and back decks extend living outdoors and allow you to enjoy the perfect amount of sun or shade. An oversized, heated double garage stores all your summer gear. Just a short walk on a scenic trail will get you to the beach, playground, and marina. Whether swimming, paddling, biking, or roasting marshmallows at night, this is where family memories are made. Days are packed with adventure, sandy feet and finish with beautiful sunsets! Lake living at its most memorable.