



**109 Columbus Street  
Sandy Beach (Sask), Saskatchewan**

**MLS # A2301297**



**\$969,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,436 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, No Neighbours Behind		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	Rec
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to lake life this unique and beautifully crafted custom two-story home perfectly positioned at Sandy Beach. Designed with both luxury and versatility in mind, this property offers four bedrooms, three bathrooms, and a fully developed mother in law walkout basement that includes a private two-bedroom, one-bath suite ideal for extended family, guests, or a short-term rental opportunity with complete privacy. Built with energy-efficient ICF construction from top to bottom, this home was designed for durability, efficiency, and long-term comfort. In-floor heating runs throughout the home and extends into the expansive 27' x 42' heated garage, creating warmth and functionality all year. This home features a built in safe and it is one of a kind. The gourmet kitchen is a standout feature, complete with double wall ovens, a gas cooktop, and a walk-through pantry that connects seamlessly to the mudroom for everyday convenience. The spacious dining area opens to a large west facing deck with breath taking lake views. The deck has two covered sections, offering the perfect setting to relax, entertain, and take in the incredible lake views. Upstairs, a bright bonus room captures stunning views of the water with vaulted ceilings and open exposed wood beams for added character. The primary master suite offers a peaceful retreat with a spa inspired five-piece ensuite. Two additional bedrooms share a Jack and Jill bathroom, creating a thoughtful layout for family living. The lower level expands the living space even further with a home theatre area, a cozy den, a gym area and additional storage built beneath the garage. The separate basement suite features its own private entrance, providing flexibility for guests or additional income. This thoughtfully designed, beautifully finished, and perfectly positioned to enjoy everything Sandy Beach has to

offer and is the epitome of lake life blended with luxury. This well curated unique custom home awaits you!