



**21 Marina View Close
Rochon Sands, Alberta**

MLS # A2304727

\$1,100,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,942 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Beach, Cul-De-Sac, Lake, Views		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Hardwood	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	Resort Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Wet Bar, Wired for Sound		

Inclusions: Boat Slip (Dock). The furniture is not included in the sale but could be negotiated if the buyer wanted

Welcome to lakefront living at its finest in Rochon Sands Heights on beautiful Buffalo Lake. This stunning 3,188 sq ft timber-frame bungalow (RMS + finished area), built in 2017, offers the perfect blend of luxury, comfort, and year-round living & recreation. Featuring 4 bedrooms and 3.5 bathrooms, this thoughtfully designed home includes two primary suites—one conveniently located on the main floor and another in the loft—ideal for hosting family and guests. The main floor welcomes you with a spacious entry and breathtaking lake views. The kitchen is equipped with quartz countertops, an oversized sink with garburator, and modern finishes throughout. Inside, the open-beam living area, vaulted ceilings and a gas fireplace create warmth and ambiance in every season. The screened-in upper deck extends your living space outdoors, showcasing a floor-to-ceiling stone, wood-burning fireplace, plenty of space for cooking & entertaining, complete with a lockable roll-up gate on the upper deck window for added security and convenience. The fully developed walk-out basement adds two additional bedrooms, a family room, wet bar, generous storage, in-floor heating, and direct access to the lower patio. The lower deck features electric screens, allowing you to enjoy the outdoors in comfort. The basement patio area is also wired for a hot tub. This home is loaded with high-end features, including surround sound across all levels and outdoor spaces, air conditioning with humidity control, triple-glazed Low-E windows, an ICF foundation, attached garage (27'5" x 22'11") and a natural gas backup generator for peace of mind. Additional highlights include a spacious attached double garage, large driveway, municipal water and services, and paved road access right to your doorstep. The property also includes a marina dock capable of

accommodating two boats, making it easy to enjoy everything the lake has to offer. All furnishings are negotiable. Located in a quiet, welcoming community known for its year-round events and activities, this is more than just a home—it's a lifestyle. Beautiful lake views for days—come experience the best of Buffalo Lake living.