



GRASSROOTS
REALTY GROUP

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122 Oliver Avenue
Gull Lake, Alberta

MLS # A2316069



\$1,134,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	3,657 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Lake, Landscaped, Lawn, Low Maintenance Landscape, No Neigh		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: shed, blinds, irrigation system

SPECTACULAR CUSTOM-BUILT LAKE RETREAT ON A PRIVATE HALF-ACRE LOT IN THE SUMMER VILLAGE OF GULL LAKE! Showhome quality inside and out, this exceptional property offers impeccable craftsmanship, timeless design, and an unbeatable lifestyle just moments from the lake. From the moment you arrive, the stunning curb appeal, cobblestone driveway, and gated entry pillars set the tone for what awaits inside. Step into the impressive foyer and be welcomed by soaring ceilings, abundant natural light, and beautiful engineered oak hardwood flooring throughout the main level. The open-concept living and dining area is designed for both everyday living and entertaining, featuring a cozy gas fireplace with custom wood mantle and an inviting atmosphere that immediately feels like home. The chef-inspired kitchen is truly the heart of the home, showcasing quartz countertops, a large centre island, stainless steel appliances, decorative range hood, walk-in butler's pantry with refrigerator rough-in, and an abundance of cabinetry and workspace. Large windows overlook the expansive backyard, creating a bright and airy setting. The spacious primary retreat easily accommodates a king-sized bedroom suite and features a walk-in closet and luxurious 5-piece ensuite designed for relaxation after a day at the lake. Upstairs offers five additional bedrooms, a generous family room, and a 5-piece bathroom, providing exceptional space for family and guests. Built with quality and comfort in mind, this home features central air conditioning, triple-pane windows, extensive soundproofing throughout many walls and ceilings, and a 3-piece bathroom roughed in for a future sauna. The heated double attached garage is complemented by an additional detached garage which is roughed in for heat, offering ample space for vehicles, lake toys, hobbies, and storage. The

beautifully landscaped backyard is designed for outdoor enjoyment, complete with a firepit area, dog run, garden plot, storage shed, and plenty of room for lawn games, gatherings, and future play structures. Enjoy everything the Summer Village of Gull Lake has to offer, including lake access, pickleball courts, playgrounds, local amenities, community events, and endless recreational opportunities. With its exceptional layout, quality construction, and prime location, this remarkable property also presents exciting bed and breakfast potential, subject to approval by the Summer Village of Gull Lake. A truly rare opportunity to own a luxury lake-area home that shows a perfect 10.