



**GRASSROOTS**  
REALTY GROUP

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**1 Aspen Rise  
Parkland Beach, Alberta**

**MLS # A2316526**



**\$759,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,567 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Boat, Double Garage Attached, Driveway, Front Drive, Off		
<b>Lot Size:</b>	0.47 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Corner Lot, Front Yard, Landscaped, Views		

<b>Heating:</b>	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	Private Sewer, Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	10-42-1-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	High Speed Internet

**Features:** Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Garage Heater, Garage Opener with 1 x Remote, Gas Fireplace, Lighting Fixtures, Window Coverings, Garden Shed, Landscaping Shrubs & Rocks

Cruise into luxury lake living and start ticking those boxes as soon as you arrive. Relaxing, up and coming neighbourhood within the friendly community of Parkland Beach; only minutes from full service amenities in Rimbey and Bentley. Large corner lot situated perfectly for soaring lake and prairie views. Front driveway with additional parking space along the side. Thoughtfully landscaped with front covered porch elegantly overlooking the south. Heated garage with tons of built in work benches and shelving. Head out to the backyard with ease and find a second approach offering further boat, RV, quad and snowmobile parking. Natural stone surrounds the fire pit area. String up your patio lights and take in the breathtaking lake views. Designs of the wrap around deck provide the very best of all directions with shade and lake views on the east and blissful sunsets along the west. The lot conveniently backs onto the walking trail system to the sandy beach, playground, outdoor gym and more or jump in your golf cart and head to the executive par 3 course. There is endless year round recreation and community events to be enjoyed at Central Alberta's largest lake! Inside this custom bungalow, main floor living invites comfort for the entire family. The heart of the home boasts a gourmet kitchen to the chef's delight. Sky high ceilings immediately create a wow factor creating climatic views throughout the open concept. The expansive quartz countertops with massive island make visiting and cooking a breeze with seamless work flow. Ample storage and lighting perfects the space. Storage continues into the spacious laundry room where three deep closets can be found! Nature inspired tile surrounds the extra deep soaker tub and shower with ambient lighting on the main floor. Stone-like tile continues across the upgraded quartz vanity. Relaxation continues into the first

bedroom with great lake view. The primary suite checks every luxurious box as you walk thru the extra large walk in closet into your spa oasis. Sit back and relax in the beautiful soaker tub or tiled walk in shower. Downstairs, two more spacious bedrooms featuring walk in closets give privacy to family and guests. The open concept offers flexible space with ample natural light and a third bathroom featuring custom built Kerdi shower system. Incredible under stair storage completes the lower level. Enjoy lake living at its finest!