



GRASSROOTS

REALTY GROUP

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**46 Lake Shore Drive
Rural Kananaskis ID, Alberta**

MLS # A2319381

\$3,248,550



Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	3,709 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Garage Door Opener, Heated Garage, Off Street, Other, Outside, Parking Pad		
Lot Size:	0.34 Acre		
Lot Feat:	Garden, Lawn		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	Other
Floors:	Stone, Wood	Sewer:	Other
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Sauna, See Remarks, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Water Filtration system, Build in speakers

World-class waterfront living on Lower Kananaskis Lake surrounded by the breathtaking natural beauty of Peter Lougheed Provincial Park. This lakefront residence offers glimmering water views, mountain vistas, exceptional craftsmanship and alpine elegance. Enjoy direct waterfront access for picnics, canoeing, kayaking, stand-up paddleboarding, or relaxing in one of Alberta's most spectacular mountain settings. Exquisitely built as a custom 1 1/2-storey walk-out post and beam residence, the home was designed to blend into the natural slope of the lot and complement the landscape. Organic forms and natural materials define the architecture, with argillite stone exterior, cedar log posts, Douglas Fir timber accents, Western Red Cedar trims, copper detailing, and expansive rake windows framing uninterrupted mountain and lake views. Inside, soaring vaulted ceilings, exposed Douglas Fir beams, cedar-lined ceilings, reclaimed wood, slate flooring, custom tile work, copper fixtures, hand carvings, and artful lighting create a refined yet rustic mountain lodge atmosphere. The open concept main floor is anchored by a grand Rumford wood-burning fireplace with argillite stone. A wall of windows fills the living room, dining area, and kitchen with natural light while showcasing lake and mountain views. The gourmet kitchen offers granite countertops and island, pull-out drawers, built-in microwave, Sub-Zero refrigeration, Wolf 5-burner gas range, and copper hoodfan and backsplash inlay. The main floor includes two bedrooms, a full bath, and thoughtful design for accessible or multi-generational living. A double-entry main floor bath maximizes functionality, while a small firewood hatch keeps firewood access easy and tidy. The private upper-level primary suite is a peaceful retreat with vaulted ceilings, a natural spa-inspired ensuite, and quiet separation from the main

living areas. The walk-out lower level offers a third bedroom, additional 4-piece bath, family room, and a second stone fireplace, along with exterior access tucked behind a retaining wall for easy connection to the lake. Every detail speaks to the home's quality and uniqueness. Reclaimed fir barn wood from 1897 and reclaimed fir from a 1947 abandoned warehouse add character, warmth, and rich patina throughout the flooring, stairs, and posts. Hand-carved animals, including bear, wolf, and mountain sheep, appear in the deck posts, while custom hand-cut bathroom tiles represent the Kananaskis mountain landscape. Copper accents, dedicated art lighting, and a custom bear gate with a moose-head design add function and whimsy while reflecting the home's connection to local wildlife. Unprecedented in setting, quality, and character, this one-of-a-kind Kananaskis waterfront residence offers style, warmth, elegance, and an extraordinary connection to nature. With sensational lake frontage, mountain views, and exceptional post and beam craftsmanship, this is a truly remarkable Rocky Mountain retreat.