



GRASSROOTS
REALTY GROUP

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49 Bay View Street
Rochon Sands, Alberta

MLS # A2323380



\$1,199,000

Division:	NONE		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,716 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Boat, Covered, Double Garage Attached, Driveway, Front Drive, Heated Gara		
Lot Size:	0.20 Acre		
Lot Feat:	Garden, Lake		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Slate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, ICFs (Insulated Concrete Forms)	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Suspended Ceiling, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Hot Tub		

Imagine waking up every morning to breathtaking, unobstructed views of Buffalo Lake from your own private waterfront retreat. Built with exceptional craftsmanship and thoughtfully designed across five levels, this immaculate home offers the perfect blend of luxury, comfort, and year-round lake living. The lake level features an oversized 34' x 28' garage/shop with 15' ceilings and an 11' overhead door, ideal for your boat, vehicles, and all your lake toys. Above is a large utility and storage / workshop level with workbench complete with a reverse osmosis water system, cistern, boiler providing in-floor heat throughout the home, and HVAC cooling for warm summer days. The third level is made for entertaining, featuring a wet bar, pellet stove, pool table, and access to a screened-in patio with a hot tub, fire table, and remote-operated screen door, perfect for enjoying the outdoors even on windy days. A second Sierra Stone deck with Regal glass railings offers even more space to relax. This level also includes two spacious bedrooms with walk-in closets, a full bathroom, and abundant storage. The main floor is the heart of the home. The kitchen showcases solid oak cabinetry, bronzed copper ceiling tiles, a large island with wine cooler, triple sink with garburator, appliance garage, flat top cooktop, and a convenient pass-through to the dining room. Built-in cabinetry and a corner gas fireplace add warmth and character. The soaring living room is the showpiece, highlighted by spectacular 20-foot arched windows framing panoramic lake views. An inlaid hardwood compass points toward the North Star—or the perfect sunset. Step onto the expansive upper deck for complete privacy and incredible scenery. This level also offers a huge walk-in pantry, a 3-piece bath, and a versatile bonus room with built-ins, a pop-up sewing stations, workstation, and Murphy bed. The mudroom, laundry,

and heated attached double garage complete the floor. Upstairs, the primary suite is a private retreat featuring vaulted ceilings, stunning lake views, two walk-in closets, a spacious 5-piece ensuite, and a bonus flex space. Additional highlights include triple-pane windows, an energy-efficient 11 1/4" thick ICF foundation, and a private staircase, raised planters and driveway leading directly to the beach. Located in the welcoming summer village community of Rochon Sands, you'll enjoy tennis and pickleball courts, disc golf, playgrounds, a community hall, and three nearby golf courses. Every season offers something special, from boating, fishing, and swimming to ice fishing, skating, snowshoeing, cross-country skiing, sledding, and wonderful neighbours who make and maintain a skating rink with a Zamboni. You have a front row seat on your deck to view the Fantastic Canada Day weekend fireworks show and you won't want to miss the Buffalo Lake Big Jack Classic ice fishing derby in February. This isn't just a lake house—it's a 4 season lifestyle you'll never want to leave.