



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

40 & 41 Tugate Drive
Rural Mackenzie County, Alberta

MLS # A2325789



\$264,900

Division:	NONE		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	1,374 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	1.16 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air	Water:	Cistern
Floors:	Wood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	HLR
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Everything is better at the lake!! YOUR LITTLE Piece of heaven on earth AWAITS!! This welcoming stick built home offers everything that that you would expect from a secluded oasis at the lake!! Share wonderful moments with your loved ones as you stroll through the unmatched beauty in the natural forestland along the lake's edge while you watch the setting sun and its breathtaking splendor. Vaulted ceilings with an abundance of windows showcase picturesque views in your HUGE 3 season sunroom, with towering spruce trees that surround. The kitchen boasts white and bright cabinetry. The oversized deck is sure to be the scene of quiet reflective mornings, peaceful afternoon naps, and savouring memorable moments with the ones you love most while the aroma of the earthy scent of nature linger. The living room showcases stunning flooring with a side door leading into the ultimate hangout space, with a corner wood stove adding warmth on the cooler fall/winter evenings! The bedrooms are a fantastic size, room for double bunks for all the sleepovers for the children. The 3-piece bath, with a standup shower will have you feeling refreshed after a day of fun in the sun at the lake enjoying boating, fishing, and campfires. EXTRA bonus ? This property comes with the adjoining lot! Time to get your friends and family together with ample room for holiday trailers, the property has been built up with tons of gravel, so no worries about rainy days and mud. There is power to this lot along with the outdoor loo. If you are searching for a place to get grounded, where there is stillness and reflection, a life of simple pleasures is certain... then this is the one for you!!