



GRASSROOTS
REALTY GROUP

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2 Marina Crescent Rochon Sands, Alberta

MLS # A2342755



\$1,595,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,629 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Beach, Gentle Sloping, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Resort Res-Communally Ser
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: Fridge, stove, dishwasher, microwave, wine fridge, icemaker, all window coverings, shed, garage door openers with remotes.

This exceptional 3-year-old, custom-built home offers an incredible opportunity to enjoy year-round lakefront living on Buffalo Lake. Thoughtfully designed with quality finishes and attention to detail, this home blends comfort, style, and functionality in a way that is perfectly suited to everyday living and entertaining. This property comes with two garages—an attached double garage with exhaust fan plus a detached double garage, giving you plenty of room for vehicles, lake toys, and recreational equipment. The welcoming entrance features a striking vertical wood-slat accent wall and opens into a bright, spacious open-concept living area. The stunning kitchen features white shaker cabinetry, stainless steel appliances including an under-counter microwave, an apron sink, and a bold barn-style island with drum pendant lighting. Quartz countertops and Hunter Douglas blinds throughout the home add both convenience and style (with powered blinds in main living areas). The dining room is surrounded by windows, while the living room showcases vaulted ceilings, a dramatic chandelier, and statement stone fireplace. A matching office is located just off the kitchen. The impressive primary bedroom enjoys lake-facing windows and features a bright ensuite with dual sinks, extensive cabinetry, walk-in shower, separate water closet, and a huge organized walk-in closet. A second bathroom and laundry room with cabinetry, sink, and stacked washer/dryer complete the main floor. The walk-out basement is designed for entertaining and relaxed lake living. Large windows and garden doors provide plenty of natural light and direct access to the patio. The versatile family room offers space to create multiple entertainment zones, with room for a pool table and a built-in bar featuring a wine fridge and ice machine. Two generous bedrooms and a bright 4-piece

bathroom showcase the glass-enclosed tub/shower. A dedicated pet room with its own dog shower is an exceptional bonus for those with four-legged family members. You will appreciate the air conditioning on hot summer days when you need to cool down. Outside, the property continues to impress. The partially covered deck has powered screens, providing the perfect place to enjoy morning coffee or lake views in either sun or shade. The ground-level patio offers additional room for outdoor furniture and entertaining. The property has a level lawn as well as a graveled recreation area complete with fire pit, rustic wood shed, and garden shed. On the street side, a covered deck is complete with a bench swing. A fully fenced dog run along one side of the property adds another thoughtful feature for pet owners. Whether you are looking for a year-round residence, a luxurious lake retreat, or the perfect place to gather with family and friends, this custom-built Buffalo Lake property deserves a closer look.