



GRASSROOTS
REALTY GROUP

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50210 RR 3265
Rural, Saskatchewan

MLS # A2344297



\$1,595,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,888 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Gravel Driveway, Heated Garage, Insulated, RV Access/Parking, Triple Garage		
Lot Size:	7.01 Acres		
Lot Feat:	Backs on to Park/Green Space, Garden, Lawn, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	CR
Foundation:	ICF Block	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Play Structures T.V. Mounts. Gas BBQ hookup, Built in Sound system, 220 Volt Plug, Vac Power Nozzle

Built in 2018, this impressive fully finished executive acreage offers 2,888 sq. ft. of living space, exceptional construction, incredible views, and plenty of room for all your toys. The home features an ICF foundation and walls, five bedrooms, four bathrooms, triple-pane windows, central vac, reverse osmosis, water softener, and a great-producing well. The heart of the home is the beautiful chef's kitchen, opening into a spacious sunken great room filled with natural light and featuring a natural gas fireplace. Step outside onto the large west-facing deck and take in the peaceful views overlooking Big Gully Lake—a perfect setting for privacy, relaxation, and enjoying the outdoors. The fully finished basement is built for entertaining, complete with a games room featuring a pool table, shuffleboard, and arcade. An oversized 36' x 40' attached triple garage provides exceptional everyday convenience, while the impressive 44' x 80' shop offers an abundance of space for trucks, equipment, recreational toys, and hobbies. The property is perimeter fenced with an entry gate and includes a full septic field system. This is a rare opportunity to enjoy spacious executive living, privacy, incredible lake views, and outstanding shop space all in one property.