



GRASSROOTS
REALTY GROUP

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**29 Rose Meadow Drive
Rural, Saskatchewan**

MLS # A2347731



\$524,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,332 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Few Trees, Front Yard, Lake, Waterfront		

Heating:	Boiler, Fireplace(s), Propane	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	Residential
Foundation:	Preserved Wood	Utilities:	-
Features:	Open Floorplan, Tankless Hot Water, Vinyl Windows		

Inclusions:	N/A
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It's hard to compete with this view. Set above Fowler Lake with an impressive 180-degree south-facing outlook, 29 Rose Meadow Drive puts the water front and centre from both inside and out. The amount of natural light coming through the lake-facing windows is one of the first things you notice and with the windows open, the quiet setting and birds in the surrounding trees add to what makes this property feel so connected to the lake. Inside, the main floor takes full advantage of the view. Vaulted ceilings, large windows and warm wood finishes give the living and dining areas an open feel with a stone-faced propane fireplace anchoring the room. The kitchen connects easily with the main living space, while doors lead to the large lake-facing deck – a natural extension of the house and one of the best places to appreciate just how close the water feels. The primary bedroom is on the main level with its own full ensuite, along with a convenient half bath for guests. Upstairs, the loft provides additional sleeping space and its own balcony on one end and amazing lake view on the other. The walkout lower level adds another bedroom, full bathroom and second living area, along with a kitchen/bar area, apartment-sized washer and dryer, second propane fireplace and direct access outside. Practical features include propane-fired in-floor heating, a 2018 hot water tank, hardwood and slate flooring, Hardie siding and a metal roof. There is also a propane connection behind the electric stove and a direct hookup for the BBQ. Outside, multiple decks and patios, established landscaping, a fenced area and matching storage shed make good use of the lot. A walking path beside the property leads down toward the water. The sellers currently have a cedar floating dock with private access and the dock may be available to the purchaser. With that wide-open

lake view, abundant natural light and outdoor spaces that take full advantage of the setting, this is a Fowler Lake property that is difficult to appreciate fully until you are standing there.