



GRASSROOTS
REALTY GROUP

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**91 Sandy Beach Regional Park
Sandy Beach (Sask), Saskatchewan**

MLS # A2347870



\$1,090,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,181 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Gravel Driveway, Heated Garage		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Treed, Waterfront		

Heating: In Floor, Forced Air, Natural Gas

Floors: Hardwood, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, ICFs (Insulated Concrete Forms), Stone, Wood Frame

Foundation: ICF Block

Features: Central Vacuum, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: 1-52-28-W3

Zoning: REC

Utilities: -

Inclusions: Hot Tub

A rare opportunity to own one of Sandy Beach Regional Park's finest waterfront properties, featuring one of the most beautiful sandy shorelines on the lake with exceptional water access and breathtaking views. This executive home offers over 3,000 sq. ft. of quality living space with hardwood and tile flooring, solid maple trim, vaulted ceilings, a triple-attached garage, and a chef's kitchen featuring a WOLF six-burner gas range, Sub-Zero built-in refrigerator, and an oversized pantry complete with a full-size fridge and freezer. The spacious primary suite includes a luxurious 5-piece ensuite and walk-in closet, while the upper-level guest suite offers its own kitchen, 3-piece bath, wood-burning fireplace, and spectacular lake views. Outside, you'll find beautifully landscaped grounds with a double detached garage, separate guest suite, hot tub, covered lakeside deck, fire pit, and multiple storage sheds, creating the perfect setting for entertaining and year-round lake living. Additional features include in-floor heating, two sand-point wells, two 1,000-gallon septic tanks, cold storage, and plenty of space for family and guests. Located just minutes from the golf course, clubhouse, marina, boating, beaches, camping, and year-round recreation, this is a truly exceptional lakefront property offering luxury, privacy, and one of the best waterfront locations at Sandy Beach. 3D Virtual Tour Available!