



GRASSROOTS
REALTY GROUP

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17, 15065 Township Rd 470
Westerose, Alberta

MLS # A2348571

\$495,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,451 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: fridge, stove, dishwasher, microhood fan, sump pump, murphy bed, A/C unit in small cabin, shed, windmill, firepit, blinds

SHOW HOME STYLE, LAKE LIFE LIVING! This beautifully renovated 1.5 storey lake house feels like stepping into a brand-new show home, with thoughtful finishes, an abundance of natural light, and spaces designed to make the most of every season at the lake. Offering 1,451 sq ft, 3 bedrooms, 3 bathrooms, and more windows than you can imagine, this home is bright, welcoming, and truly special. The main floor is designed for gathering, with a spacious and highly functional kitchen featuring a huge island, quartz countertops, an abundance of cabinetry, and an impressive walk-in pantry. The living room is warm and inviting with a gas fireplace, while the front dining area is surrounded by windows, creating the perfect spot to enjoy your morning coffee or dinner with a view. A convenient 2-piece bathroom completes the main floor. And then there are the decks! With a front deck, back deck, and upper balcony, you can quite literally follow the sun throughout the day and choose your favourite spot to relax. Upstairs, you'll find two spacious bedrooms with 13' vaulted ceilings, a beautiful 5-piece bathroom, and a bonus room that would make the perfect reading nook, home office, or quiet getaway. Open the doors to the upper deck and enjoy a peaceful view of the cul de sac & trees across the road. The finished basement adds even more space with a third bedroom, 3-piece bathroom, laundry, and plenty of storage. Outside, this property becomes your own private oasis, with no backyard neighbours, a guest cabin, shed, and a beautifully secluded yard that feels like a true escape. Extensively renovated and meticulously cared for, this home shows as new from top to bottom. It is perfectly set up for entertaining, relaxing, and making the most of lake life. And just as important, it is part of one of those special lake communities where neighbours know each other, people

wave as they drive by, and the lake lifestyle feels like home. Just minutes away from Piegou Lake Provincial Park and "The Village" at Pigeon Lake! Come see why this one feels less like a house and more like your own private year round full time getaway!