

**49-13417 TWP RD 752A**  
**Rural Big Lakes County, Alberta**

**MLS # A2217166**



**\$775,000**

<b>Division:</b>	Hilliard's Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	1,686 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, RV Access/Parking		
<b>Lot Size:</b>	0.31 Acre		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	\$ 900
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	r
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water		

**Inclusions:** tv mount, lake art in loft, shed

Beautifully designed 3 bedroom, 2 bathroom, 1,686 sq ft modern cottage built in 2018 by Sunnyside Lane Developments and located in the desirable gated community of Hilliard's Bay, just steps from the beach, playground, and sports court. This four-season home sits on a fully landscaped lot featuring Swedish aspens, multiple flowerbeds, shrubs, and a natural bush area for privacy, along with wood-look stone walkways and a stunning composite 3-sided deck with aluminum railing, including a 34.5' x 14' covered section and paving stone firepit area, with over \$75,000 invested in the deck alone. The interior boasts a 22' high vaulted great room with floor-to-ceiling windows, an electric fireplace with stone hearth, a spacious loft with lake views, and a luxurious executive primary suite complete with soaker tub and custom tiled shower with rain head and 8 body jets. The custom maple kitchen includes quartz countertops, dovetail jointed drawers, and soft-close cabinetry. Additional features include vinyl plank flooring, hot water on demand, a high-efficiency furnace, LED lighting, a concrete crawl space housing a 1,250-gallon cistern, main floor laundry, and a solid recycled asphalt driveway with 30-amp and 50-amp plug-ins and space for RV parking or a future garage. The septic system is easily accessible and serviced monthly, and the home is covered under structural new home warranty until November 5, 2028. Condo fees are \$900/year and property taxes are \$4,585.32/year.