

**4021, 25054 South Pine Lake Road
Rural Red Deer County, Alberta**

MLS # A2133649



\$400,000

Division:	Whispering Pines		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,003 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Golf Cart Garage, Gravel Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Low Maintenance Lands		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 210
Basement:	Finished, Full, Walk-Out To Grade	LLD:	12-36-25-W4
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Shed

Welcome to your dream luxury family retreat, a fully developed 4-season 4 bedroom, 2 bath walk out haven nestled within Phase 4 of the gated community at Whispering Pines. This exquisite Larkaun custom-built home offers both a personal sanctuary and or a lucrative Airbnb opportunity when not in use. Main Level: Expansive master bedroom suite featuring a luxurious, spa-like 4-piece bathroom. Indulge in the large jacuzzi tub and separate corner shower. Kitchen is custom designed with all major appliances, ample cabinetry, and a walk-in pantry for generous storage space. Dining Area is a spacious area overlooking a serene water feature with a fountain in back and the 9th hole of Whispering Pines Golf Course where you relax and can watch golfers tee off. Also out back is a peaceful 200 sq ft over sized cedar deck with fire table.. Living Room has a large living area with vaulted ceilings, access to a maintenance-free wrap-around deck complete with metal railing and a gas hookup for barbecuing. Enjoy glimpses of Pine Lake from this vantage point. Flooring includes beautiful gunstock oak hardwood flooring throughout the dining room, hallway, and living room. Lower Level greets you with tiled front entrance, 10' ceilings throughout, a striking "wall of windows" at the front of the house, three more spacious bedrooms, and a convenient 3-piece bathroom. Optional Furnishings, this home can be purchased with some furnishings, making it move-in ready for the new owners. Additional Features two decks, including a cedar deck and a maintenance-free wrap-around deck, perfect for enjoying the scenic surroundings. Community Amenities: Access to Whispering Pines Golf Course and the various amenities including pool, hot tub, gym, laundry, beach, marina, playgrounds, garden boxes, ice cream shop, sports lounge, restaurant, pro shop,

driving range, all at Whispering Pines Lake Resort. Located less than 30 minutes from Red Deer, 90 minutes to Calgary and 2 hours to Edmonton, the location is perfect for living or vacationing in.