



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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ASSOCIATE

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19, 41019 Range Road 11  
Rural Lacombe County, Alberta

MLS # A2282135



**\$440,000**

|                  |                                                                       |               |                  |
|------------------|-----------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Sandy Point                                                           |               |                  |
| <b>Type:</b>     | Residential/Manufactured House                                        |               |                  |
| <b>Style:</b>    | Modular Home                                                          |               |                  |
| <b>Size:</b>     | 1,238 sq.ft.                                                          | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 2                                                                     | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Driveway, Off Street, Paved                                           |               |                  |
| <b>Lot Size:</b> | 0.14 Acre                                                             |               |                  |
| <b>Lot Feat:</b> | Lake, Landscaped, Low Maintenance Landscape, No Neighbours Behind, On |               |                  |

|                    |                                                                                                                                                |                   |               |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
| <b>Heating:</b>    | Central, Propane                                                                                                                               | <b>Water:</b>     | Co-operative  |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                            | <b>Sewer:</b>     | Private Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                | <b>Condo Fee:</b> | \$ 200        |
| <b>Basement:</b>   | None                                                                                                                                           | <b>LLD:</b>       | 1-41-1-W5     |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                | <b>Zoning:</b>    | 32            |
| <b>Foundation:</b> | Piling(s)                                                                                                                                      | <b>Utilities:</b> | -             |
| <b>Features:</b>   | Beamed Ceilings, Ceiling Fan(s), Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s) |                   |               |
| <b>Inclusions:</b> | Shed, Fire Pit, Blinds, Window Coverings, Nest Thermostat                                                                                      |                   |               |

Welcome to Sandy Point Resort, an exclusive gated lakeside community on the west shores of Gull Lake, just minutes from Bentley—where refined living, nature, and recreation come together in a true four-season retreat. Tucked away on a large pie-shaped lot in a quiet cul-de-sac, this custom-designed 2-bedroom, 1-bathroom executive home backs directly onto the golf course driving range with no neighbours behind, offering exceptional privacy and unobstructed panoramic views of the lake and fairways. Fully landscaped and thoughtfully positioned, this property delivers a peaceful, private setting surrounded by breathtaking scenery. A spacious 10 x 24 covered back deck extends your living space outdoors, providing the perfect place to relax, entertain, and take in the stunning lake and golf course views in any season. Inside, the Great Room is the heart of the home—warm, inviting, and designed for both comfort and entertaining. A cozy pellet stove framed by a striking stone feature wall creates ambiance year-round, while expansive picture windows flood the space with natural light and showcase the stunning views. The open-concept design flows seamlessly into the chef's kitchen, complete with a gas stove, pot drawers, custom lighting, and a spacious walk-through pantry with solid shelving, offering both style and exceptional functionality. The primary bedroom easily accommodates a king-size bed and features a large walk-through closet with Jack-and-Jill access to the bathroom, blending comfort with convenience. A generous second bedroom provides the perfect space for guests, making this home ideal for hosting family and friends. Sandy Point Resort offers a truly elevated lifestyle with exclusive resident amenities including a community gazebo with fire pit, playgrounds, scenic bike trails, and convenient on-site

laundry, showers, and restrooms for year-round enjoyment. Golf enthusiasts will appreciate the driving range and the upcoming brand-new 12-hole golf course. The full-service marina with gas and propane makes lake days effortless, while the seasonal restaurant with rooftop patio is the perfect place to relax and take in the views. Additional features include gated storage, a community garden, and close proximity to local greenhouses and berry farms, offering a true farm-to-table lifestyle. Whether you're seeking a seasonal escape or a full-time residence, this one-of-a-kind custom home is a rare opportunity to own a prime lake property in one of Alberta's most desirable resort communities. Enjoy lakeside living, year-round recreation, and a vibrant community—all just a short drive to Bentley, Lacombe, and Sylvan Lake. This is lake life at its finest. Book your showing today.