

# \$800,000 - 602 Pheasant Close, Pelican Point

MLS® #A2166452

**\$800,000**

3 Bedroom, 3.00 Bathroom, 3,162 sqft

Residential on 0.71 Acres

Pelican Point\_CAMR, Pelican Point, Alberta

Lakeside Retreat on Buffalo Lake! The moment you step onto the property, the air feels fresher, the sky seems wider, and a sense of calm washes over you. With lake views from nearly every room, this one-of-a-kind home perfectly captures the essence of lakeside living. Inside, large windows frame the ever-changing landscape of the lake, inviting natural light to flood the space. At the heart of the home is the Great Room, located on the upper level, featuring soaring vaulted ceilings, stunning views of both the lake and the surrounding forest. The open-concept kitchen is complete with handcrafted oak cabinetry, a walk-in pantry, and a three-sided gas fireplace that is perfect for relaxed evenings. The primary suite features a skylight and includes a four-piece en-suite with dual vanities, a walk-in closet and private access to the lake-facing deck. Another spacious room, currently used as a den and office, was originally designed as a suite, featuring its own gas fireplace and walk-in closet. The main level is outfitted with in-floor heating, ensuring comfort throughout and offers exterior access through both the main entrance and the lakeside covered patio. An additional four-piece bathroom with a jetted tub completes this level. You can enjoy the outdoors on either the front or back deck, depending on the sun's position throughout the day. An attached, heated double garage and utility room add convenience, along with the inclusion of a



water softener. A quick walk from the public beach, playground, and marina via scenic nature trails, the property offers both privacy and a close-knit community, with friendly neighbors nearby. At a lake house, time slows down. The worries of city life fade away, replaced by simple pleasures, like gathering around a bonfire under the stars. It's a place where you can breathe deeply, recharge and reconnect with yourself and loved ones. This lake house is a haven where every visit feels like a deep exhale, offering the perfect escape from the fast-paced rhythm of city life.

Built in 2007

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2166452                         |
| Price          | \$800,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 3,162                            |
| Acres          | 0.71                             |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 602 Pheasant Close |
| Subdivision | Pelican Point_CAMR |
| City        | Pelican Point      |
| County      | Camrose County     |
| Province    | Alberta            |
| Postal Code | T0B 0H0            |

**Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s), Breakfast Bar, Ceiling Fan(s), No Smoking Home, Natural Woodwork, See Remarks, Skylight(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Built-In Oven, Gas Cooktop, Trash Compactor                                                                         |
| Heating           | Forced Air, Fireplace(s), In Floor                                                                                                                                                         |
| Cooling           | Rough-In                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                                                          |
| Fireplaces        | Gas, Family Room, Living Room, Mantle                                                                                                                                                      |
| Basement          | None                                                                                                                                                                                       |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard, Balcony                         |
| Lot Description   | Many Trees, Conservation, Lake, Native Plants |
| Roof              | Asphalt Shingle                               |
| Construction      | Stucco                                        |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2024 |
| Days on Market | 233                  |
| Zoning         | LR                   |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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