

# \$1,250,000 - 2 St Georges Way, Rochon Sands

MLS® #A2200466

**\$1,250,000**

4 Bedroom, 3.00 Bathroom, 3,799 sqft

Residential on 0.96 Acres

N/A, Rochon Sands, Alberta

Nestled in the tranquil subdivision of Buffalo Lake Meadows, this spectacular custom-built two-storey timber home offers an unparalleled blend of rustic charm and modern luxury. Situated on a private, nearly one-acre lot backing onto the serene waters of Buffalo Lake, this one-of-a-kind property is a true retreat. From the moment you step inside, you'll be captivated by the grandeur of the massive living room, featuring an awe-inspiring 35' soaring ceiling with exposed timbers, rich hardwood flooring, and an abundance of windows that bathe the space in natural light. The dream kitchen is a chef's delight, boasting a sprawling island with a quartz countertop, built-in butcher block, and exquisite custom cabinetry. The spacious dining area, complete with a custom-made table that perfectly complements the cabinetry, is ideal for family gatherings and entertaining. Two sets of garden doors extend from the kitchen and dining area, leading to an expansive deck that offers breathtaking views of the surrounding trees and lake. On the main floor, a large guest bedroom provides comfort and convenience, featuring a cheater door to the elegant three-piece bathroom. A well-appointed laundry room, complete with an extra sink and ample storage, as well as a mudroom leading to the oversized double-attached garage, add to the home's functionality. Upstairs, the stunning primary suite is a private oasis, showcasing soaring ceilings, a two-sided gas fireplace, and



floor-to-ceiling windows that invite in an abundance of natural light. The spa-like four-piece ensuite features a luxurious soaking tub, a separate shower, and two generous closets. Step out through the garden doors to a private deck, which is thoughtfully engineered and roughed in for a hot tub, offering a secluded retreat with breathtaking views. The upper level also features two additional well-sized bedrooms, a loft-style sitting area perfect for relaxation, and a dedicated office space with a custom-built desk and cabinetry. This extraordinary home seamlessly blends craftsmanship, comfort, and nature, making it a rare gem in a peaceful lakeside setting. Experience the beauty, warmth, and elegance of this exceptional property—truly a must-see! The lot also has a shared property line with Rochon Sands Provincial Park which provides access to walking and biking trails.

Built in 2011

### **Essential Information**

MLS® #	A2200466
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,799
Acres	0.96
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	2 St Georges Way
Subdivision	N/A

City	Rochon Sands
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 3B0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Recessed Lighting
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Bedroom, Double Sided, Great Room
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lake, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Secluded
Roof	Asphalt Shingle
Construction	Composite Siding, See Remarks, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	30
Zoning	RR

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.