

# \$749,900 - 9 Macdonald Drive, Rural Stettler No. 6, County of

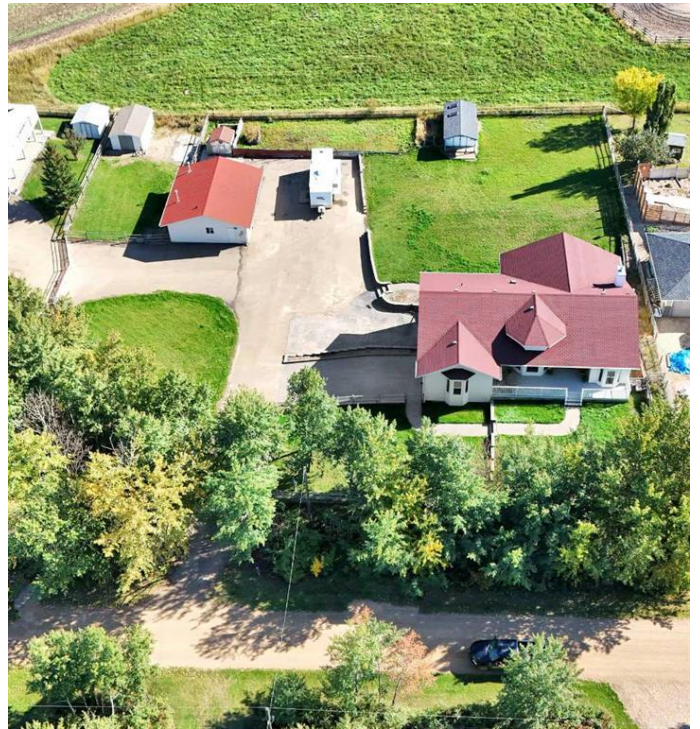
MLS® #A2169029

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,800 sqft  
Residential on 0.96 Acres

Scenic Sands, Rural Stettler No. 6, County of, Alberta

Welcome to your own acreage retreat on Buffalo Lake in the private community of Scenic Sands. Sitting on just under an acre, this acreage offers the best of both worlds while being just a short walk to the beach, playground and picnic area. This beautiful open concept bungalow offers an incredibly functional design, custom features and exudes quality craftsmanship. At the heart of the home, a chef's kitchen is situated and flanked by the main living area and a one-of-a-kind dining space featuring 9 & 14ft ceilings, custom octagon windows and accented by Tiffany light fixtures. Boasting cherrywood cabinetry and high-end stainless-steel appliances, the kitchen includes an oversized custom gas stove, triple stainless steel kitchen sink, trash compactor and a corner pantry. The cozy living room is highlighted by a custom stone wall featuring a wood burning fireplace that can be admired while cooking and perfect for those chilly winter evenings. Also located on this floor is a guest bedroom, 4-piece bathroom and the primary suite. This space is flooded by natural light and can easily accommodate a king size bedroom set. The 5-piece ensuite offers a custom walk-in steam shower, water closet and walk-in closet with custom built organizers. Also apart of the walk-in closet is a washer and dryer set allowing for ease and



efficiency of doing laundry. The basement offers an additional bedroom and 4-piece bathroom and includes a massive second living space and kitchen/wet bar area, not to mention the walk-out access to a stamped concrete patio area perfect for hosting family and friends games night. Throughout the home you will find custom window coverings/shutters, premium tile flooring along with built-in lighting and organizers in the closets. The home is heated using a boiler heating system and has central air conditioning to keep you cool on those hot summer days. Additionally, the basement, attached garage and primary suite bathroom are equipped with in-floor heating.

Thoughtfully designed with indoor/outdoor living in mind, there is a covered south facing deck that offers space, a gas hook-up for the included BBQ and unobstructed views perfect for entertaining as well as an incredibly private north facing deck. Outside, the property offers an oversized paved driveway with room to park an RV and all your toys that leads to a detached 32' x 28' finished garage with heat, a 3-piece bathroom and laundry facilities. The yard features an underground sprinkler system, 3 storage sheds, a dog run, garden space, retaining walls and established low maintenance flower beds. Additional amenities include 30 Amp plug-ins and sewer hookups for your RV and a spot designed to accommodate a hot tub just off the walk-out basement. You will be struck by the style and amenities of this gorgeous home making it a must see to fully appreciate all it has to offer! Do not miss out on this amazing opportunity to own a truly special place to call home!

Built in 2007

## **Essential Information**

MLS® #	A2169029
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,800
Acres	0.96
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	9 Macdonald Drive
Subdivision	Scenic Sands
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

### **Amenities**

Parking	Double Garage Detached, Single Garage Attached
# of Garages	3

### **Interior**

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry
Appliances	Built-In Gas Range, Dishwasher, Washer/Dryer, Water Softener, Window Coverings, Central Air Conditioner, Built-In Refrigerator, Microwave, Trash Compactor
Heating	Boiler, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	RV Hookup, Storage
Lot Description	Lawn, Low Maintenance Landscape, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

### **Additional Information**

Date Listed	September 28th, 2024
Days on Market	206
Zoning	Resort Residential

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.