

\$843,000 - 23 Marina View Close, Rural Stettler No. 6, County of

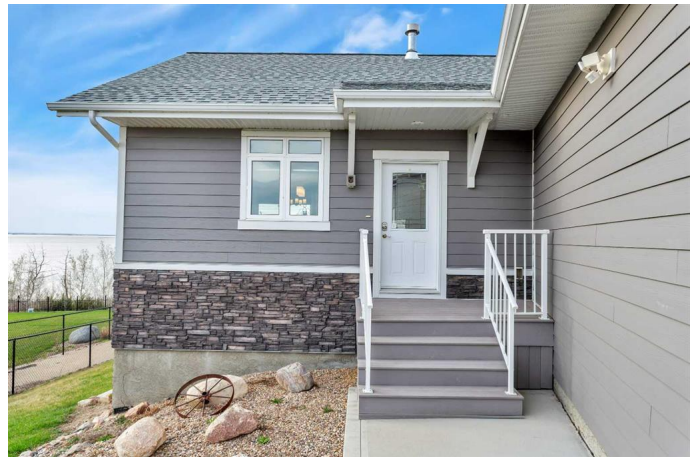
MLS® #A2215466

\$843,000

5 Bedroom, 3.00 Bathroom, 1,148 sqft
Residential on 0.14 Acres

Rochon Sands Heights, Rural Stettler No. 6,
County of, Alberta

If lake views are on your wish list, this property is your perfect match! This stunning walkout bungalow is designed to impress, featuring a wall of windows that frame unobstructed, sweeping views of Buffalo Lake and captivating sunsets from its prime west-facing position. Nestled in a quiet neighborhood with paved roads leading right to your doorstep, this home offers the added convenience of municipal water and services. Built with quality and longevity in mind, the home is equipped with triple-pane windows, Hardie board siding, and cozy in-floor heating for year-round comfort. Inside, this meticulously maintained 5-bedroom, 3-bathroom residence feels almost brand new. The kitchen, with its central island, flows seamlessly into the open-concept living space, while the main floor also boasts convenient laundry facilities. The spacious primary suite serves as your private sanctuary, featuring a private ensuite bath – a serene retreat where you can unwind in comfort. A stunning three-sided fireplace anchors the living area, providing the perfect ambiance as you take in the breathtaking views. The fully developed walkout basement offers additional space for leisure and relaxation, with four generously sized rooms that can easily serve as bedrooms, offices, or creative spaces, along with a large, open family room. From here, step out to ground-level access to the



lakeside yard, where mature trees provide shelter from the north winds, creating a secluded oasis perfect for both entertaining and relaxation. Experience the best of every season at Buffalo Lake — whether it's indulging in summer boating and swimming or embracing the winter's beauty with ice fishing and sledding. The vibrant community hosts a variety of events year-round, offering an exceptional mix of social engagement and serene living. With air-conditioning for your comfort and an extended driveway that provides ample parking for guests or recreational vehicles, this home is as functional as it is luxurious.

Whether you're seeking a refined year-round residence or a lavish weekend retreat, Buffalo Lake offers an unmatched lifestyle. This is an extraordinary opportunity to own a true gem — don't let it slip away!

Built in 2016

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2215466 |
| Price | \$843,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,148 |
| Acres | 0.14 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 23 Marina View Close |
| Subdivision | Rochon Sands Heights |

| | |
|-------------|---------------------------------|
| City | Rural Stettler No. 6, County of |
| County | Stettler No. 6, County of |
| Province | Alberta |
| Postal Code | T0C 2L0 |

Amenities

| | |
|----------------|--------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |
| Waterfront | Beach Access, Lake, Lake Front |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home, See Remarks, Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Window Coverings, Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Views, Lake |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 145 |
| Zoning | Resort Residential |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

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