

# \$2,200,000 - 8257 Grainger Road, Canal Flats

MLS® #2477040

**\$2,200,000**

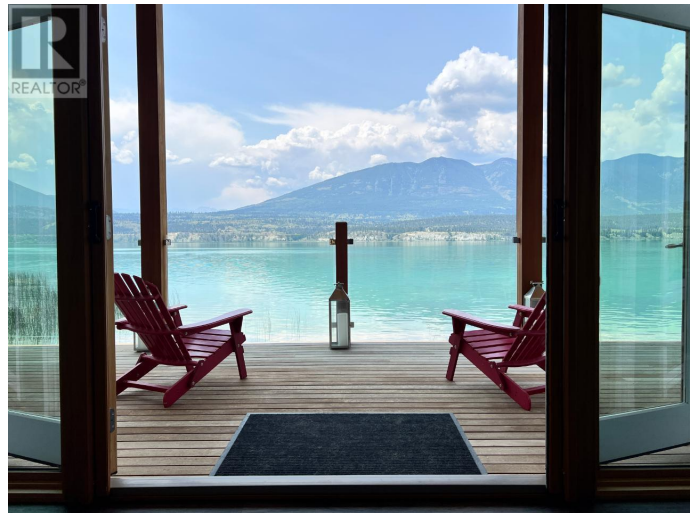
2 Bedroom, 3.00 Bathroom, 2,040 sqft

Single Family on 0.58 Acres

Canal Flats, Canal Flats, British Columbia

Looking for a Special Waterfront? This one will capture your heart. You will feel like you are all alone on your very own lake in the mountains. It has privacy and 200 feet of water frontage. This .578 acre lot and cottage at Columbia Lake will give you and your family a lifetime of memories. The home is built to perfection, with only top quality construction and finishing. The floor to ceiling windows maximize the natural sunlight and most spectacular views available in the mountains. The covered decks on both floors allow for plenty of outdoor living space to take advantage of year round. The sandy beach area is a nice bonus on the feet and landscape. The open living space has vaulted ceiling and plenty of space for a gathering. The living room gives a sense of comfort with not only the lake views, but the dual sided decorative fireplace adding another little added feature. Wake up and look out your master bedroom door to a calming view of the lake, as well as access to the deck and hot tub. The guest room is a good size with its own 3 piece bathroom. The downstairs is currently being used as a recreation/games room with plenty of space, however it once was a large bunkbed area, making room for plenty of guests. There is also a 20X23ft shed, and docks included. Be sure to act quick, as this type of offering is a rare commodity in this area. (id:36535)

Built in 2014



## Essential Information

Listing #	2477040
Price	\$2,200,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	2,040
Acres	0.58
Year Built	2014
Type	Single Family
Sub-Type	Freehold
Style	Ranch

## Community Information

Address	8257 Grainger Road
Subdivision	Canal Flats
City	Canal Flats
State	British Columbia
Zip Code	V0B1B0

## Amenities

Amenities	Recreation
Features	Cul-de-sac, Private setting
Parking Spaces	6
View	Lake view, Mountain view, Valley view
Is Waterfront	Yes
Waterfront	Waterfront on lake

## Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Electric

## Exterior

Exterior	Wood siding
Roof	Metal

## Additional Information

Zoning Unknown

### **Listing Details**

Listing Office Courtesy Of DK Rice and RT Rice Of Royal LePage Rockies West

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