

**The Heritage Rose Meadow Drive
Loon Lake, Saskatchewan**

MLS # A2255236



\$575,000

Division:	NONE	
Type:	Residential/House	
Style:	2 Storey	
Size:	1,629 sq.ft.	Age: 2010 (16 yrs old)
Beds:	6	Baths: 3
Garage:	Parking Pad	
Lot Size:	0.23 Acre	
Lot Feat:	Few Trees, Interior Lot	

Heating:	Boiler, In Floor, Propane	Water:	-
Floors:	Concrete, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	REC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Dry Bar, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Court Ordered Sale - Chattels are not guaranteed.		

Welcome to The Heritage—a one-of-a-kind cabin retreat that combines rustic charm with modern comfort, offered well below market value for a quick sale. With its striking stone-and-stucco exterior and a massive stone fireplace inside, this home makes a statement from the moment you arrive. Step inside to soaring vaulted ceilings, abundant natural light, and thoughtful details that make this property stand out. The top-floor loft is a true retreat, featuring a private bedroom with a three-piece ensuite, cozy reading nook, and a glass privacy railing that overlooks the main living space. On the main level, you'll find a large private primary suite with a Jack-and-Jill four-piece bathroom, plus a second full bedroom. The open-concept kitchen and dining area include a cooktop island, perfect for hosting, while the spacious family room sets the stage for gatherings. Added conveniences include main-floor laundry, plenty of storage, and even a dog wash for your four-legged companions. Downstairs, the fully finished basement transforms into an entertainer's dream—designed as a Saskatchewan Roughriders retreat. With polished concrete floors, a massive screen for game days, pool table, bar with refrigerator and dishwasher, and room to host, this is the ultimate man cave. Three additional bedrooms downstairs provide sleeping space for six, alongside a full four-piece bath. Year-round comfort is assured with in-floor heating throughout, while the wrap-around composite deck and rear concrete entertaining pad expand your living space outdoors. Whether it's family getaways, entertaining friends, or enjoying peaceful weekends by the fire, The Heritage delivers it all—at a price you won't find again.