



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

40, 32379 Range Road 55
Rural Mountain View County, Alberta

MLS # A2221253



\$170,000

Division: Coyote Creek

Lot Size: 0.09 Acre

Lot Feat: -

By Town: Sundre

LLD: 20-32-5-W5

Zoning: 9

Water: Co-operative

Sewer: -

Utilities: Propane

We're very pleased to present this cozy escape to Coyote Creek Golf & RV Resort. This prime lot features an amazingly tranquil location backing onto the woods to provide privacy from the par-3 8th Tee Box. Your cold beverages and lunch will be ready in your fridge so you can blow through the turn and keep the good times rolling. The lot has seen many upgrades including a fully paved concrete slab and driveway with an exposed aggregate concrete patio, there's a big shed to house your clubs and seasonal items, as well as plenty of space on the driveway for your very own golf cart that is included in the sale. The FULLY FURNISHED 2009 Woodland Park Model is also included and is a gem. With a good sized bedroom, bathroom and living space, it's all you'll need to get through the summer or winter months. The place is immaculate and includes all the furnishings, all you have to do is show up and work on that pesky slice between your quiet hours on the patio. The trailer is roughed in for laundry, however, in the meantime the clubhouse and laundry facilities are available to you for added convenience. We're happy to answer any questions you may have. Snag your pocket of paradise in the rolling boreal hills on the outskirts of Sundre, it'll be a decision you won't regret!