

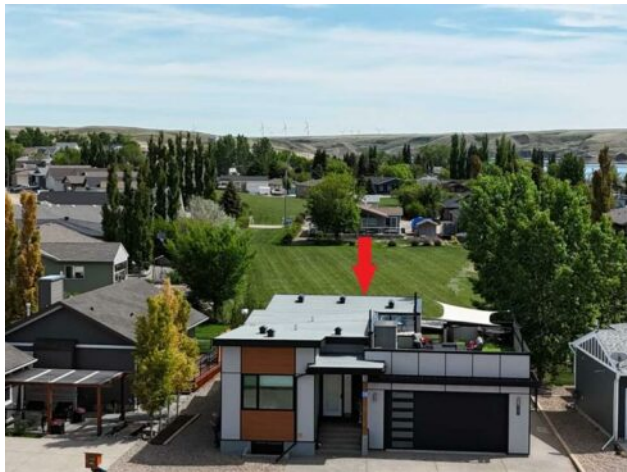


**GRASSROOTS**  
REALTY GROUP

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**727 Lakeside Drive**  
**Rural Vulcan County, Alberta**

**MLS # A2225420**



**\$739,900**

<b>Division:</b>	Little Bow Resort		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Drive Through, Driveway, Garage L		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Garden, Landscaped, Lo		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Water:** Private

**Floors:** Carpet, Vinyl Plank

**Sewer:** Private Sewer

**Roof:** Asphalt, Flat Torch Membrane

**Condo Fee:** \$ 200

**Basement:** Finished, Full

**LLD:** 5-21-15-W4

**Exterior:** Composite Siding, Concrete, ICFs (Insulated Concrete Forms)

**Zoning:** R-1

**Foundation:** ICF Block

**Utilities:** -

**Features:** Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Shed on Roof Top Patio.

Experience exceptional lake community living in this custom executive bungalow, perfectly located in the sought-after Little Bow Resort. Enjoy unbelievable indoor and outdoor spaces, including the only rooftop deck in the community, where you can enjoy panoramic lake views. The open-concept layout features a bright and inviting living area anchored by a gas fireplace. The chef-inspired kitchen includes a large island, quartz countertops, ceiling-height cabinetry, stainless steel appliances, and ample storage. The spacious primary bedroom offers a beautiful ensuite with a walk-in shower and dual sinks. Convenient main floor laundry adds to the ease of everyday living as well as a half bath and built in desk space. The fully finished basement adds over 1,100 sq. ft. of FLEXIBLE living space, featuring another bedroom, a full bath, a large recreation room, and two queen-sized Murphy beds—perfect for accommodating extra guests or easily tucked away to create more space for activities. In only a moment you can create another bedroom! This is an ideal setup for entertaining or hosting visitors. The oversized 23'2" x 30'8" heated garage is a dream!! Featuring in-floor heating, drive-through doors, 220V wiring, and plenty of space for all your toys and tools. Outdoor living shines with not only the rooftop patio but also a main floor deck and a stunning backyard patio. Built with longevity and performance in mind, the home features an ICF foundation and Greenstone ICE Panel construction—providing superior energy efficiency, durability, and acoustic insulation. Triple-pane windows and a sound-insulated roof with a lifetime warranty ensure lasting comfort and peace of mind. Additional upgrades include central air conditioning, a tankless hot water system, remote control blinds and a sump pump. Just steps from the beach and boat launch, and within

close proximity to both Calgary and Lethbridge, this property is the perfect full-time residence or weekend escape.