



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

174068 Range Road 214  
Rural Vulcan County, Alberta

MLS # A2236047



**\$660,000**

<b>Division:</b>	Sunset Marks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, Heated Garage, Insulated, Parking Pad, Quad or More Deta		
<b>Lot Size:</b>	5.36 Acres		
<b>Lot Feat:</b>	Beach, Lake, No Neighbours Behind, Private, Views, Waterfront		

<b>Heating:</b>	In Floor, Propane	<b>Water:</b>	Other
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Acreage with Residence
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Refrigerator, All window coverings including curtains, rods and blinds, Ceiling Fan(s), 2 x Storage boxes on deck, Barbeque, Heater in shop, 500 Gallon tank, Trailer

**\*Welcome to Your Ideal Recreational Getaway on Lake McGregor\*\*** Discover the perfect recreational property just over an hour from Calgary at Sunset Marks on Lake McGregor. This stunning lakefront home provides an exceptional setting to entertain friends and enjoy various activities both on and off the water. Whether you prefer paddleboarding, kayaking, kiteboarding, motorboating, or even ice fishing in the winter, this location has it all. Set on just under 7 acres, the charming 1956 home boasts 960 square feet of living space, which was thoughtfully brought in and placed on a new concrete walkout foundation in 2004. The property features 3 comfortable bedrooms, 2.5 bathrooms, and a fully developed basement with an abundance of windows, allowing natural light to flood the space. The main floor showcases huge windows that offer breathtaking views of the lake, complemented by a fully wraparound deck &mdash;perfect for enjoying those beautiful summer evenings. The home is equipped with two potable water tanks, each holding 1,250 gallons. Recent upgrades include a new air conditioning system installed in 2023, and the kitchen was modernized in 2009. The furnace and hot water tank were also replaced when the house was placed on its foundation in 2004. Additional features of this property include in-floor heating in the basement, a spacious 34 x 52 workshop with RV parking and propane heat, and 2 X 12' x 14' doors for easy access. A rainwater collection system is in place, providing 1,250 gallons of stored rainwater for watering the lawn. An additional outbuilding with its own electricity, shower, and toilet is conveniently hooked up to the septic system, enhancing the property's functionality. The home runs on propane, with two tanks located on the property. For water enthusiasts, there's a boat launch just down the road. The roof and siding

were replaced in 2009, ensuring a well-maintained exterior. The closest town is Milo, which offers various amenities for your convenience. Don't miss out on this unique opportunity to own a piece of paradise that combines relaxation, recreation, and the beauty of lakefront living.