



**GRASSROOTS**  
REALTY GROUP

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## 3 Timber Crescent Rural Mountain View County, Alberta

**MLS # A2248461**



**\$174,000**

**Division:** Tall Timber

**Lot Size:** 0.09 Acre

**Lot Feat:** -

**By Town:** Sundre

**LLD:** 3-33-5-W5

**Zoning:** 9

**Water:** Well

**Sewer:** -

**Utilities:** -

Located on one of the larger lots in Tall Timber RV Resort in Sundre AB is this wonderful Park Model located on a beautiful landscaped ( low maintenance ) lot on a short crescent with only local traffic. Close to the owners gate, public washrooms, laundry, playground and Pickleball courts, and an easy walk to the Indoor Pool and Hot-tub. There is also an owners lounge that is equipped with free wifi. For those with a larger family or those who expect a lot of company, this immaculate Park Model has a Loft ( very rare ), increasing the sleeping accommodations to 9! The original owners have maintained and cared for this unit.... and it shows " as-new ". On the main floor is the Living Room, Kitchen, Eating nook and Bathroom. Stairs lead up to the Loft which can comfortably sleep 5. Several windows in the Loft area allow natural light and air circulation for the occupants. There are tons of windows allowing for natural light on the main living area as well. All windows have the flip down feature so you can easily clean the exterior of the windows, from the inside and all windows open for easy ventilation and cooling on those hot days! The flooring has been redone with LVP ( Luxury Vinyl Planking ) enhancing the already beautifully decorated interior. Outside there is a large deck where you can have your morning coffee as you enjoy the view across the street of a greenspace. Your outside living space includes a Firepit area, a BBQ area as well as a shed for your storage needs. For your convenience, there are 2 metal hooks installed where you could simply hook your hammock to in minutes, and begin your day of relaxing. Tall Timber RV Resort is a 3 Season resort ( May-Oct ) located on the eastern edge of Sundre. As you enter Sundre from the east, you get a panoramic view of the beautiful Rocky Mountains. Sundre is a great little town and has a choice of restaurants, groceries, hospital, fast food, doctors office etc....all within walking distance of the park. West of Sundre are a couple of smaller lakes where you can even swim, kayak, boating, hiking, horseback-riding, and ATV trails. If you're a golfer, there are several golf courses within minutes of Tall Timber. The maintenance fees for Tall Timber include Power/Water/Sewer and are 1746.09 annually, one of the cheapest in the area. The park has a very active community association and plans activities for both Adults and children alike. Dances, BBQ's, outdoor movie nights, on-site market of fresh vegetables and goods on some Fridays during the summer and even some Food Trucks on occasion. There is a darts club for both adults and children as well, in the community center. You can be busy all the time if you want, OR, you can just sit back around your campfire taking in the sounds of nature. Located just one hour from the NW city limits of Calgary, it is a beautiful drive and within minutes of arriving you'll be sitting around your campfire. No camping reservations. No Crowds. No disappointments of not getting a campsite.