



**GRASSROOTS**  
REALTY GROUP

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**70, 32351 Range Road 55**  
**Rural Mountain View County, Alberta**

**MLS # A2249911**



**\$124,900**

**Division:** Coyote Creek

**Lot Size:** 0.08 Acre

**Lot Feat:** Landscaped, Many Trees, Near Golf Course, No Neighbours Behind, On

**By Town:** Sundre

**LLD:** 20-32-5-W5

**Zoning:** P-PCR

**Water:** Public

**Sewer:** Public Sewer

**Utilities:** -

**FORE!!!** If you love Golfing & Camping, I have the perfect opportunity for you! Grab your Clubs & head out to Coyote Creek Golf & RV Resort! The perfect place to do BOTH! Lot 70 is nestled along the lush, manicured 7th hole fairway. This exceptional property offers the ultimate lifestyle for golf lovers & outdoor enthusiasts alike. Sprawling across an impressive 3590 + sq ft lot, this is where leisure meets luxury in a private, picturesque setting. Framed by a natural break of mature trees, you'll enjoy both scenic golf course views & coveted privacy. Whether you're hosting weekend getaways or planning for the season, this lot is fully serviced with water, sewer, WIFI internet & power in place. You will love being able to wake up in the morning in your spacious 2014 Cedar Creek Custom 5th Wheel, grabbing a coffee & your clubs, walking out the door & into your CLUB CAR® golf cart (IT'S INCLUDED!) as you make your way to the First Tee Box! (Golf Fees/membership sold separately) After a great round of golf, you will love being able to roll up to your site, parking your cart in the handy Golf Cart Garage, grabbing a refreshing cold beverage & relaxing by a roaring fire around the fire pit with your golfing buddies & family. Great cook house to shelter your BBQ & Smoker from the elements, as well as a handy fire wood stacker are included. 10x12 internally wired shed for all of your storage needs. Or if the 5th wheel that sleep 6 isn't enough room, you could convert the shed into a great little bunk house! Located just up the road from the convenient shower house & coin laundry facilities. Not too far from the playground either. The clubhouse restaurant offers a great spot to grab a bite after your round, and you're just minutes from Sundre, where all of your shopping and daily essentials are within easy reach. Whether you're teeing off at sunrise, entertaining friends under the stars, or simply escaping the hustle of daily life, this unique lot delivers comfort, community, & convenience wrapped into one beautiful package. "Home Is Where Your Story Begins!", but golfing & relaxation is what you'll find here, at your home away from home! All you have to do is bring your clubs, clothes, beverages & food! The rest is all WAITING FOR YOU!