



GRASSROOTS
REALTY GROUP

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21, 32379 Range Road 55
Rural Mountain View County, Alberta

MLS # A2265688



\$298,900

Division:	Coyote Creek		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	544 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Golf Cart Garage, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Fireplace(s), Forced Air, Propane	Water:	Public
Floors:	Vinyl	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	\$ 1,750
Basement:	None	LLD:	20-32-5-W5
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	P-PCR
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Fridge, Stove, Microwave Hood Fan, Built-In Dishwasher, All Window Coverings, 2 x TV, Surround Sound, Starlink & Shaw Satellite, Outdoor Fireplace, 10x12 Wired Shed, Golf Cart, Full Wrap Around Gemstone Outdoor Lighting & Central Air Conditioning.

Welcome to 21 Coyote Creek – a rare opportunity to own a 2024 luxury Park Model backing directly onto the 9th tee box in a four-season golf resort community. This fully furnished, turnkey 544 sq ft retreat sits on a private 0.08-acre lot & offers thoughtfully designed indoor-outdoor living with unmatched quality & efficiency. Step inside to discover soaring high ceilings, durable vinyl plank flooring, & an expansive open-concept living space flooded with natural light. The chef-inspired kitchen features black stainless steel appliances, ample cabinetry, a modern sink with black fixtures, & spacious dining options. Relax in the cozy living room by the gas fireplace with built-in TV & surround sound above, framed by rich wood tones & custom millwork. The spacious bedroom is a restful retreat with built-in cabinetry & warm accents. The spa-inspired bath includes a full-size shower, upgraded vanity, backlit mirror, & linen storage. Enjoy the seasons from your massive 11x15 enclosed composite deck or your 11x12 covered composite deck, ideal for entertaining or peaceful morning coffee. A concrete patio with wood-burning outdoor fireplace extends the living space with serene golf course views & towering evergreens. Built for year-round comfort & energy efficiency, this home boasts 2x6 construction, R30 insulated floors, R40 insulated metal roof, a six-sided vapour-sealed barrier, & impressive performance of just over 1 ACH (air change/hour). The home & deck are skirted with Trimlock, fully insulated underneath, & situated on a full concrete pad. Additional features include: Washer & dryer hookups. Custom high-end blinds. Wrap-around Gemstone Lighting (app-controlled color changes). 10x12 wired shed/golf cart garage. Exterior combo of Hardiplank & vinyl siding. Central Air Conditioning. Starlink & Shaw satellite systems included. This is luxury

park model living at its finest — low maintenance, energy efficient, & directly on the golf course. Located just minutes from Sundre, where you'll find shopping, schools, an aquaplex, gym, arenas, public library, & the arts centre. Whether you're a passionate golfer, nature lover, looking for a weekend escape, or a full-time four-season residence, 21 Coyote Creek delivers it all. "Home Is Where Your Story Begins!"