



**2 White Pelican Way
Rural Vulcan County, Alberta**

MLS # A2289544



\$399,000

Division:	Lake McGregor Country Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,501 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Converted Garage, Driveway, Front Drive, Gravel Driveway, Guest, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Stone	Zoning:	RR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Natural Woodwork, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Wall Mount

Welcome to your four-season retreat in Lake McGregor Estates — a gated, year-round recreational community just over 90 minutes from Calgary and Lethbridge, and conveniently close to the town of Vulcan. Situated on a large, private corner lot with mature landscaping, this beautiful detached two-storey home offers exceptional space, flexibility, and parking — including room for boats, guest vehicles and a golf cart. Step inside to soaring ceilings and floor-to-ceiling windows that flood the living space with natural light and gorgeous hardwood flooring throughout. The open-concept main floor features a functional U-shaped kitchen with a window overlooking the dining area, creating a connected yet defined layout perfect for entertaining. A cozy gas fireplace anchors the living room, while a main-floor bedroom and full bathroom provide convenience for guests or single-level living. The heated and air-conditioned (wall unit) converted garage adds incredible versatility — currently an ideal flex space, it could easily be further developed into a secondary living area, recreation room, additional bedroom, or converted back to garage use depending on your needs. Upstairs, you'll find a bedroom, laundry, 3-piece bathroom, and an open den overlooking the main living space below — the perfect reading nook, office, or additional lounge area that enhances the home's airy design. Living in Lake McGregor Estates means access to unmatched amenities, including: Indoor pool & outdoor pool, Hot tub & sauna, Full clubhouse with gym, Games room & pool table, Lounge & bar area, Conference room, Basketball court & baseball diamond, Tennis court & beach volleyball, Driving range, Gazebo & playground, Affordable boat storage, Beach access, boating & fishing. These properties are secure in a gated community and are Airbnb friendly

offering flexible use with income generating potential.