



GRASSROOTS
REALTY GROUP

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33, 32380 Range Road 55
Rural Mountain View County, Alberta

MLS # A2135586



\$175,000

Division:	NONE
Lot Size:	0.01 Acre
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environment
By Town:	Sundre
LLD:	19-32-5-W5
Zoning:	1 - P-PR
Water:	Co-operative, Well
Sewer:	Septic System
Utilities:	Electricity, Propane, Water

Looking for your own permanent campsite to enjoy nature at its finest just minutes from Sundre or just over an hour from Calgary. Come check out Site #33 at Arowen Campground. It comes move in ready with a 2005 Keystone Hornet with a 3'x12' slide out & 10'x30' insulated addition & RV shelter, 2 sheds & all the extras. This home away from home sleeps 9 & has extra room for your family or friend's RV. The cozy addition is contractor built with a wood fireplace to keep you warm & surrounded by windows to enjoy the beauty. The extras include the fire pit & all the firewood, all the furnishings, outdoor furniture, propane tanks, chainsaws, air compressors, & so much more. Arowen Campground is a corporation with 29 shareholders owning 159 +/- acres next to the Red Deer River, with an abundance of nature trails throughout. Each shareholder is assigned a ~10,000 sq ft campsite. This charming, unique & secluded campground borders offers 4 season access to camping next to the Red Deer River, Sundre Natural Area, Bearberry Natural Area & Coyote Golf Course. This gem has quick access to endless recreational opportunities all year long … trekking, exploring, nature trails, leisure, photography, fishing, hunting, kayaking, canoeing/kayaking, horse trail riding, off road trails for OHV, snowmobiling, cross country skiing, golfing or just enjoying nature in its glory. The new owner buys in with 1 of 29 Class A shares in Arowen Campgrounds Ltd. at \$6000/share (not included in purchase price). An annual fee of s\$750/year covers common area maintenance & a reserve fund. Each site has access to seasonal water with access to an all-year working common well. Each site has its own septic systems & individual power meters. Year-round access within this gated community. Come check out a piece of nature's best kept secret paradise.