

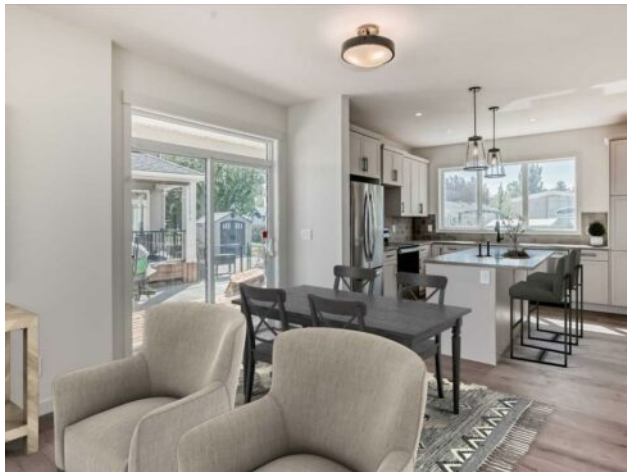


GRASSROOTS
REALTY GROUP

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41 White Pelican Way
Rural Vulcan County, Alberta

MLS # A2157024



\$379,000

Division:	McGregor Lake		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,244 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	Other
Floors:	Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: NA

Life at the lake! Enjoy family time at this awesome gated year round resort only 1.5 hours SE of Calgary! This open and bright, 3 bedroom, 2 storey has everything you need to start living your best life at the lake. The main floor great room plan is perfect for relaxing or has plenty of room for game nights! The kitchen is well appointed with quartz countertops, tons of storage and an abundance of counter space! Step outside to enjoy your morning coffee or to entertain friends on the large covered deck with natural gas hook up for your BBQ. The main floor is complete with a small office space and half bath. There are 3 bedrooms upstairs and a 4 piece bath with separate toilet and shower room. The primary bedroom has a convenient pocket door to the bathroom. The basement is unfinished ready for future development. Builder has a finished basement option as well that can be added. Enjoy all that this resort life has to offer, beach, boat launch, mooring, indoor pool, outdoor pool, tennis, pickleball, and basketball courts, storage, & guest camping. The community has potluck dinners, movie nights, Halloween in August and much more! \$300 monthly association fee includes the use of all amenities, water & sewer. **Gated community an appointment is required to access the resort!**