



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2159766**



**\$374,000**

<b>Division:</b>	Lake McGregor Country Estates		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

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

<b>Inclusions:</b>	NA
--------------------	----

Welcome to Lake McGregor Country Estates! Start making family memories at this gated year round resort in this bright beautiful new 2 storey cottage! This was built with entertaining in mind with a large sit up island in the main floor great room plan, along with quartz countertops and durable vinyl plank flooring. The kitchen has all the counter space and storage you need for meal prep and entertaining! Continue out the patio door to a large covered deck with pot lights and gas hook up for your BBQ. The main floor is complete with a half bath. Upstairs you will find two large bedrooms with big walk in closets, a 4 piece bath with a separate toilet and shower room. There is a convenient pocket door from the primary bedroom to the bathroom. An added bonus upstairs is the laundry room! Check out the upgraded black finishings, plumbing fixtures and modern lighting package in this home! 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. The resort is located 1.5 hours SE of Calgary and 1 hour north of Lethbridge! \*\*This is a gated community an appointment is required to access the resort\*\* Please note days on market were while the home was under construction.