



**GRASSROOTS**  
REALTY GROUP

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**10 Lake McGregor Drive  
Rural Vulcan County, Alberta**

**MLS # A2189936**



**\$85,000**

**Division:** Lake McGregor Country Estates

**Lot Size:** 0.12 Acre

**Lot Feat:** -

**By Town:** Vulcan

**LLD:** 16-16-21-W4

**Zoning:** Grouped Reservoir

**Water:** Co-operative

**Sewer:** -

**Utilities:** -

Welcome to this amazing community of Lake McGregor Country Estates! Situated only a little over an hour south of Calgary you will find your home away from home. This beautiful lot is ready for you to build your dream cottage for you to enjoy year round if you choose. This 4 season gated community has everything you could want and more! Come and enjoy the the clubhouse that has both an indoor and outdoor pool, hot tub, games room, gym, tennis courts, volleyball courts, and a community hall for your year round enjoyment! This community is defiantly one of a kind with many family events throughout the summer including Halloween in August, McGregor days, and an amazing Canada Day parade which is a must see experience. This lot has water, sewer, electricity, and gas serviced to the lot. There is a \$3600/community fees for this lot that does include your water and sewer. There is also secure boat storage on site for rent should you need it. There is a private boat launch and multiple docks for day use for all you boating and personal water crafts needs. Bring you imagination and your dream cottage plans and start enjoying all that this amazing community has to offer!