



GRASSROOTS
REALTY GROUP

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

1, 32351 Range Road 55
Rural Mountain View County, Alberta

MLS # A2193447



\$79,900

Division: Coyote Creek

Lot Size: 0.09 Acre

Lot Feat: Rectangular Lot

By Town: Sundre

LLD: 20-32-5-W5

Zoning: 9

Water: See Remarks

Sewer: -

Utilities: -

Escape to your own private retreat in the heart of Coyote Creek Resort, a prestigious gated community offering the perfect blend of peace, relaxation, and recreation. This expansive 3,572 sq. ft. lot backs directly onto the lush fairways of Hole 5 at the renowned 18-hole Coyote Creek Golf Resort, giving you unparalleled views and easy access to the course with no neighbour behind and no neighbour on the south side. This prime property is ideally located just minutes from the town of Sundre, with paved roads leading directly to the resort, ensuring convenience and ease of access year-round. The resort offers a range of fantastic amenities, including horseshoe pits, a playground, paved biking trails, garbage pickup, and a shower house with laundry facilities. Nearby, you'll find numerous attractions to enjoy, including scenic walking and biking trails, an arena and curling rink, the Sundre Aquaplex, Pioneer Village Museum, and several local golf courses. The beautiful Red Deer River and the world-famous Sundre Pro Rodeo are just a short drive away, offering year-round outdoor fun and entertainment. On the property is a stunning 2021 Grand Design Solitude 380FL 42' fifth wheel, in immaculate condition, featuring a custom insulated skirt (available for purchase separately from this listing and is not included in the list price). This beautifully maintained RV has only been hauled to and from Woody's RV for service, making it ready for immediate use. Additional inclusions are a storage shed and a charming gazebo, perfect for relaxing or entertaining guests. Don't miss this rare opportunity to own a slice of paradise at Coyote Creek Resort! Whether you're looking for a weekend getaway or a full-time retreat, this property offers endless possibilities. Contact us today for more details or to schedule a private showing!