



**GRASSROOTS**  
REALTY GROUP

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6 Lake McGregor Drive  
Rural Vulcan County, Alberta

MLS # A2204515



**\$659,000**

Division:	Lake McGregor Country Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,365 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Boat, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Lake, No Neighbours Be		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	16-16-21-W4
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	GROUPED RESERVOIR RESIDEN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Seize a rare opportunity to craft your dream lakefront lifestyle with this exceptional build by District North Development. Escape the city's clamor and embrace unparalleled luxury in this expansive open-concept bungalow. Designed to maximize both space and breathtaking views, this residence offers a seamless blend of comfort and sophistication. Imagine waking up to panoramic lake vistas from your primary suite, complete with a lavish ensuite and walk-in closet. A versatile second bedroom or office adds flexibility to your living space. The heart of the home, a striking kitchen and living area, is bathed in natural light, showcasing the development's signature vistas through generous windows. High-end finishes, including luxury vinyl plank flooring, quartz countertops, and a durable Hardie Board exterior, ensure lasting elegance. This is a pre-construction opportunity, allowing you to personalize your finishes and truly make it your own. Renderings depict the standard floorplan with optional upgrades. Lake McGregor, a 40km jewel of Alberta, boasts pristine sandy beaches and warm, inviting waters. The exclusive resort community offers private lake access and shared boat slips, along with a wealth of amenities: basketball, baseball, tennis, beach volleyball, a driving range, indoor and outdoor pools, a hot tub, and much more. Discover Alberta's best-kept secret and create a life of unparalleled leisure.