



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

**MLS # A2204515**

**\$659,000**



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

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