

# **\$174,900 - 155 Cormorant Crescent, Rural Vulcan County**

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MLS® #A2209344

**\$174,900**

2 Bedroom, 1.00 Bathroom, 497 sqft  
Residential on 0.05 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

Welcome to this amazing gated community of Lake McGregor Country Estates. This FULLY FURNISHED 2 bedroom, one bathroom park model is everything you will need for all your summer fun at the lake. Stay warm on those chilly nights by the fireplace and cooler on those hot summer nights with the air conditioning. The kitchen has a full sized gas range and full sized fridge and has lots of cupboard space. The living room is open and bright with a glass sliding door to your own southwest facing deck. The primary bedroom has loads of storage with two closets and bedside storage. The second bedroom offers a bunk bed with plenty of room for 3 people to sleep. Enjoy the yard with a firepit and shed for all your storage needs. This lot backs onto a green space and is partially fenced. There is plenty of parking space out front for your boat, golf cart, and/or your vehicle. Only a little over an hour Southeast of Calgary you will find this hidden gem of a family oriented community. This 4 season resort offers everything from boating to swimming in not one, but two swimming pools. There is a wonderful clubhouse for you to enjoy year round with a gym, rec room, showers, sauna, hot tub, and a laundry room. The grounds has a playground, tennis courts, beach volleyball, and a baseball diamond. The charm of this community is endless from almost weekly events including



Halloween in August to golf cart parades on Canada Day! This is truly a one of a kind summer paradise. There is plenty of room for everyone's boats down by the dock and is a carefree boat launch area. There is also a beachy area for your family to enjoy all that summer has to offer. There are additional sites for your family and friends to rent and bring their own trailers too! Pack a cooler and some clothes and move on in!!!! Contact your realtor today for more information!

Built in 2008

### **Essential Information**

MLS® #	A2209344
Price	\$174,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	497
Acres	0.05
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Park Model
Status	Active

### **Community Information**

Address	155 Cormorant Crescent
Subdivision	Lake McGregor Country Estates
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

### **Amenities**

Amenities	Beach Access, Boating, Clubhouse, Fitness Center, Indoor Pool, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Trash, Visitor Parking, Coin Laundry, Gazebo, Outdoor Pool, Pool, Recreation
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	Room, Sauna
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Bookcases, Breakfast Bar, Laundry Room
Appliances	Central Air Conditioner, Gas Cooktop, Dishwasher, Microwave, Refrigerator, Stove, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### Exterior

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Fenced, Fully Landscaped, Lawn, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### Additional Information

Date Listed	April 6th, 2025
Days on Market	22
Zoning	RR
HOA Fees	300
HOA Fees Freq.	MON

### Listing Details

Listing Office	RE/MAX Landan Real Estate
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