

\$169,900 - 150 Cormorant Crescent, Rural Vulcan County

MLS® #A2210892

\$169,900

1 Bedroom, 1.00 Bathroom, 393 sqft
Residential on 0.05 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

Welcome to the most wonderful lake community only a short drive from Calgary. Lake McGregor Country Estates offers everything you could hope for in a lake community. This Gated resort is ideal for families and boat enthusiasts. This home offer a wonderful open plan with one bedroom, one bathroom and an added bunkie for friends and family to stay in. This park model has been updated and is move in ready, pack your clothes and a cooler as everything you see is included right down to the bedding and cooking utensils! Enjoy the cozy fireplace for those chilly nights and the AC for the hot summer nights. The patio doors open onto a beautiful covered deck and also has a large fenced yard that backs onto the green space. The bunkhouse in the backyard offers a cozy bed with TV, heat, and AC! These lots are very much desired in this community as the clubhouse is only steps away. The clubhouse includes an indoor and outdoor pool, sauna, hot tub, exercise room, games room, laundry room, showers, and a community hall! You will also find a playground, tennis courts, beach volleyball, and baseball diamonds! Don't forget about the lake with its own boat launch and boat docks. This community is very much golf cart friendly and has tons of activities for the whole family to enjoy such as Halloween in August and a July long weekend golf cart



parade.

Built in 2001

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2210892 |
| Price | \$169,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 393 |
| Acres | 0.05 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Park Model |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 150 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 |
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Open Floorplan |
| Appliances | Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Window Coverings |
| Heating | Forced Air, Propane |
| Cooling | Wall/Window Unit(s) |
| Fireplace | Yes |
| # of Fireplaces | 1 |

Fireplaces Electric
Basement None

Exterior

Exterior Features Other, Storage
Lot Description Back Yard, Backs on to
Cul-De-Sac, Fruit Trees/Shr
Behind, Rectangular Lot
Roof Asphalt
Construction Vinyl Siding
Foundation Piling(s)



Additional Information

Date Listed April 11th, 2025
Days on Market 70
Zoning RR
HOA Fees 300
HOA Fees Freq. MON

Listing Details

Listing Office RE/MAX Landan Real Estate

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