



# 150 Cormorant Crescent Rural Vulcan County Alberta

\$179,000

Are you looking for a cozy retreat within the picturesque surroundings? This park model is on its own lot, situated against a backdrop of green space, tennis courts, a playground, and the clubhouse at Lake McGregor Country Estates, a four-season RV and Cottage resort, located approximately 90 minutes SE of the City of Calgary and one hour north of the City of Lethbridge. It promises both tranquility and recreational opportunities year-round. The unit features one bedroom and one bathroom, providing ample comfort for its occupants. Inside, an open floor plan seamlessly blends the kitchen, dining, and living areas, enhancing the sense of spaciousness and facilitating social interaction. Included appliances—refrigerator, stove, and microwave hood fan—ensure convenience in meal preparation. Additionally, portable air conditioning units help maintain a comfortable indoor climate throughout the seasons. Outside, the fenced yard offers privacy and a secure space for relaxation or recreation. It also has underground sprinklers for convenience. The garden shed is set up with electric baseboard heating and a wall air conditioning unit, and boasts a queen-size bed, perfect for accommodating guests or enjoying a peaceful night's rest under the stars. Completing the picture, a covered deck extends the living space outdoors, offering a shaded retreat for leisurely moments or alfresco dining. With its array of amenities and idyllic setting, this park model at Lake McGregor Country Estates presents a delightful opportunity for those seeking a harmonious blend of comfort and natural beauty. Lake McGregor Country Estates features a private marina and beach, as well as a boat storage area. The clubhouse features indoor and outdoor pools, hot tub, sauna, family and adult lounges, exercise rooms, and more! Monthly community association dues are \$300. Note that this park m...

Listing Presented By:



Originally Listed by:  
Magnuson Realty Ltd

<http://www.magnusonrealty.com>



**Alpine Realty**

104 - 709 Main Street, Canmore,  
Alberta, T1W 2B2

Phone: 1 (403) 678-5890  
[admin@alpinerealty.ca](mailto:admin@alpinerealty.ca)

Primary Bedroom 7.92 Ft x 9.83 Ft

Living room/Dining room 9.83 Ft x 19.83 Ft

4pc Bathroom 6.75 Ft x 5.08 Ft

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.