



459 Sunset Drive Rural Vulcan County Alberta

\$625,000

Come make your next move to Little Bow Resort! This amazing post and beam custom built home, constructed in 2005, is situated on a corner lot and offers lake views from the top floor! The home features nearly 3,000 square feet of livable space, 3 bedrooms and a luxurious loft, has an attached garage which is a perfect place to watch the games on TV and kick back after a day on the lake, and features a quaint back patio that is perfect for a green thumb or those who enjoy greenery and flowers. The home boasts hardwood and tile flooring, vaulted ceilings, a brand new stove and dishwasher, a recently replaced roof (2021), and recently installed soffit in the covered patio on the side of the home. This home has a ton of natural light, and has shown incredible care by its current owner. The seller is also looking to sell the property FULLY FURNISHED including the kitchen accessories! Little Bow Resort is situated on the shores of Travers Reservoir, and offers fishing, swimming, kayaking, boating, and much more. Little Bow Resort offers bus pick-up service for school aged children, and is kitty-corner to the Southern Alberta Bible Camp which hosts people year round for camp and retreats. This community is just an hour north of Lethbridge and 1.5 hours south of Calgary, and is truly the hidden gem of Southern Alberta for those looking to either buy a vacation home or make it a permanent residence. (id:6769)

Loft 15.42 Ft x 17.00 Ft

4pc Bathroom Measurements not available

Bedroom 11.67 Ft x 10.92 Ft

Bedroom 13.83 Ft x 9.33 Ft

Living room 25.50 Ft x 21.83 Ft

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Breakfast 11.92 Ft x 8.25 Ft

Dining room 13.17 Ft x 8.83 Ft

Kitchen 12.58 Ft x 14.17 Ft

Living room 25.42 Ft x 21.08 Ft

Living room 14.83 Ft x 24.25 Ft

Primary Bedroom 14.83 Ft x 24.25 Ft

Listing Presented By:

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