



# 727 Lakeside Drive Rural Vulcan County Alberta

\$750,000

Welcome to this custom-built executive bungalow in the highly sought-after Little Bow Resort, offering the perfect blend of modern design and top-tier craftsmanship. With 2,391 sq. ft. of total living space, this home is constructed with an ICF foundation and Greenstone ICE Panel construction for all exterior walls and flooring, including the basement. This ensures an airtight, non-toxic, and highly energy-efficient environment, providing consistent warmth and exceptional durability throughout the entire home. Inside, you'll find 2 spacious bedrooms and 2.5 baths, with the primary bedroom and 1.5 baths located on the main floor. The home is equipped with central air conditioning for year-round comfort and instant hot water for added convenience. The finished basement adds an additional 1,196 sq. ft. of living space, perfect for guests or entertaining, and includes two Murphy beds. It also features a flex family room and a wet bar, making it an ideal space for gatherings or relaxation. The living area boasts vaulted ceilings that enhance the open, airy feel of the home, and the acoustic insulated roof comes with a lifetime warranty, ensuring both peace and longevity. The property also includes an oversized 30'5" x 22'10" garage with 9' doors, in-floor heating, and dual drive-through doors, providing ample space for all your toys. The extended triple car driveway with exposed aggregate concrete offers additional parking for guests. Outdoor living is a highlight, with a south-facing backyard featuring both an upper and lower deck, and the only rooftop deck in the community offering breathtaking lake views. The home also includes an irrigation system for easy yard maintenance and triple-pane windows for superior insulation. As part of the Little Bow Resort community, you'll enjoy a community pass for holiday and recreational parking, along with year-round self-sufficiency...

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**Alpine Realty**

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

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

Recreational, Games room 7.18 M x 8.29 M Dining room 3.34 M x 3.02 M

Bedroom 3.58 M x 3.55 M Laundry room 2.13 M x 2.13 M

3pc Bathroom 1.65 M x 3.91 M Primary Bedroom 3.74 M x 3.85 M

Kitchen 5.67 M x 5.67 M 2pc Bathroom 2.00 M x 1.93 M

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Living room 4.29 M x 4.97 M

4pc Bathroom 3.56 M x 2.74 M