



74 Lake McGregor Drive Rural Vulcan County Alberta

\$485,000

Welcome to the Lake House! This home is located in the gated community of Lake McGregor Country Estates, which is a fantastic resort community just an hour and a half drive from Calgary. It overlooks Lake McGregor, a 17-mile-long lake perfect for boating and summer activities!The home was built in 2018 and features three bedrooms and two full baths, with vaulted ceilings and a large kitchen ideal for cooking and entertaining.The deck space on the back of the home is amazing. It stretches across the entire width and includes a composite deck with a covered roof and gas hookups for fire tables and barbecues. The best part is the absolutely stunning view, looking down the Cooley and over the lake. No one will be able to build behind you because this home backs onto the green strip that leads down to the Cooley. There is an oversized single-car garage that measures almost 14' by 23'. This space is perfect for storing all of your seasonal items but could also fit a vehicle. In addition to the garage, there is a three-car-wide gravel parking pad out front for you and all your guests.The home also features central air conditioning, Cat 5, a crawlspace under the home perfect for storage, a fire suppressant system, hardy board siding, a Nest thermostat, a Spaberry hot tub, and a chest freezer. Some of the furniture is negotiable as well!The amenities in this resort are staggering, including 20 boat slips available on a first-come, first-served basis, beaches, a boat launch, an indoor/outdoor pool, a hot tub, a sauna, baseball diamonds, tennis courts, pickleball courts, and boat/RV storage. There's a real sense of community here, where potluck dinners, Halloween parties in the summer with over 300 kids, beach parties, and movie nights are hosted by the social club. Full-service campsites are also available by reservation for your guests. The facility is beautiful and very wel...

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Primary Bedroom 9.67 Ft x 15.83 Ft

Other 5.25 Ft x 11.00 Ft

Living room 14.42 Ft x 12.08 Ft

Bedroom 9.75 Ft x 8.58 Ft

Dining room 16.58 Ft x 9.82 Ft

4pc Bathroom 9.75 Ft x 4.83 Ft

Kitchen 16.58 Ft x 12.08 Ft

Bedroom 11.50 Ft x 11.00 Ft

Other 5.25 Ft x 11.00 Ft

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Laundry room 10.92 Ft x 5.17 Ft

3pc Bathroom 9.75 Ft x 4.92 Ft

Furnace 8.67 Ft x 4.75 Ft