

\$374,000 - 35 White Pelican Way, Rural Vulcan County

MLS® #A2159766

\$374,000

2 Bedroom, 2.00 Bathroom, 1,238 sqft

Residential on 0.06 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

Welcome to Lake McGregor Country Estates! Start making family memories at this gated year round resort in this bright beautiful new 2 storey cottage! This was built with entertaining in mind with a large sit up island in the main floor great room plan, along with quartz countertops and durable vinyl plank flooring. The kitchen has all the counter space and storage you need for meal prep and entertaining! Continue out the patio door to a large covered deck with pot lights and gas hook up for your BBQ. The main floor is complete with a half bath. Upstairs you will find two large bedrooms with big walk in closets, a 4 piece bath with a separate toilet and shower room. There is a convenient pocket door from the primary bedroom to the bathroom. An added bonus upstairs is the laundry room! Check out the upgraded black finishings, plumbing fixtures and modern lighting package in this home! The basement is unfinished ready for future development. Builder has a finished basement option as well that can be added. Enjoy all that this resort life has to offer, beach, boat launch, mooring, indoor pool, outdoor pool, tennis, pickleball, and basketball courts, storage, & guest camping. The community has potluck dinners, movie nights, Halloween in August and much more! \$300 monthly association fee includes the use of all amenities, water & sewer. The resort is located 1.5 hours SE of Calgary and 1 hour north of Lethbridge! **This is a gated



community an appointment is required to
access the resort**

Built in 2024

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2159766 |
| Price | \$374,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,238 |
| Acres | 0.06 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 35 White Pelican Way |
| Subdivision | Lake McGregor Country Estates |
| City | Rural Vulcan County |
| County | Vulcan County |
| Province | Alberta |
| Postal Code | T0L1G0 |

Amenities

| | |
|----------------|--|
| Amenities | Beach Access, Clubhouse, Coin Laundry, Indoor Pool, Playground, RV/Boat Storage, Trash, Outdoor Pool |
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry |
| Appliances | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator |
| Heating | Forced Air, Natural Gas |

| | |
|--------------|------------------|
| Cooling | None, Rough-In |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Backs on to Park/Green Space |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 23rd, 2024 |
| Days on Market | 365 |
| Zoning | RR |
| HOA Fees | 300 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Fireside Property Group Ltd. |
|----------------|------------------------------|

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