

\$475,000 - 91 White Pelican Way, Rural Vulcan County

MLS® #A2190055

\$475,000

4 Bedroom, 3.00 Bathroom, 1,538 sqft
Residential on 0.08 Acres

Lake McGregor Country Estates, Rural Vulcan
County, Alberta

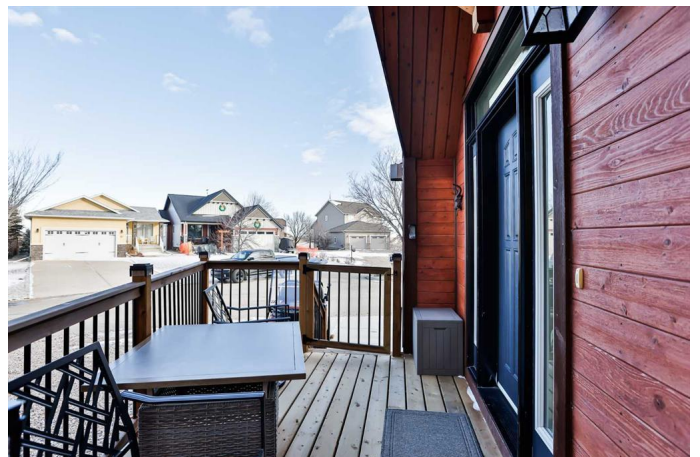
Only 90 minutes south of Calgary, your dream
getaway awaits for your family and friends to
enjoy at Lake McGregor Country Estates!

Escape the hustle and bustle of city life with
this stunning 4-bedroom, 1,538 sq. ft. plus
basement, two-story cedar cabin. Nestled in
the picturesque Lake McGregor Country
Estates, this "A" frame home features an open
concept design with floor-to-ceiling windows, a
beautiful gas fireplace with stainless steel
surround, cedar ceiling and custom railing
leading to the second floor.

The gourmet kitchen is a chef's delight,
featuring top-of-the-line stainless steel
Fisher-Paykel appliances, including a custom
hood fan, gas cooktop, built-in microwave and
oven. Granite countertops, custom maple
cabinetry and a wine rack enhance the
kitchen's appeal. The main floor and basement
boast elegant travertine floors, adding
sophistication to the space.

The loft area offers stunning views of the lake
and provides a versatile space that can be
used as a home office, a bonus room, or a
tranquil sitting area. Retreat to the luxurious
master suite, complete with a laundry room
and spa-like amenities, including a lavish
walk-in steam shower.

As you make your way to the basement, you'll
notice that the travertine floors are heated with
in-floor zone heating, which your toes will love!
The basement features a spacious living area,
a wet bar, an additional bedroom, a full bath



and a brand-new boiler system installed in 2024.

The community of Lake McGregor Country Estates is an extraordinary community, right out of the movies; with a Canada Day Parade, August Long Weekend "McGregor Days" and even Halloween in August with a dance and trick-or-treating that 300 kids get dressed up for! In the winter, you will find hockey nets set up on the ice for skating and a gathering in the clubhouse for New Years. The clubhouse hosts community hall dances, weddings and reunions. Enjoy indoor and outdoor pools, an exercise room, baseball diamonds, tennis courts and your very own boat launch and private beach. With over 20 miles of lake to explore, you can enjoy every water sport imaginable or simply go for an evening cruise. This gated community has it all! With HOA fees only \$300/month. This is the perfect place for your family to create endless memories! And for an extra Bonus, it is Airbnb approved!

Built in 2009

Essential Information

MLS® #	A2190055
Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,538
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address 91 White Pelican Way

Subdivision	Lake McGregor Country Estates
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Amenities	Clubhouse, Outdoor Pool, Pool
Parking Spaces	3
Parking	Parking Pad
Has Pool	Yes

Interior

Interior Features	Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 25th, 2025
Days on Market	47
Zoning	RES
HOA Fees	3600
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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