

# **\$169,900 - 150 Cormorant Crescent, Rural Vulcan County**

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MLS® #A2210892

**\$169,900**

1 Bedroom, 1.00 Bathroom, 393 sqft  
Residential on 0.05 Acres

N/A, Rural Vulcan County, Alberta

Welcome to the most wonderful lake community only a short drive from Calgary. Lake McGregor Country Estates offers everything you could hope for in a lake community. This Gated resort is ideal for families and boat enthusiasts. This home offer a wonderful open plan with one bedroom, one bathroom and an added bunkie for friends and family to stay in. This park model has been updated and is move in ready, pack your clothes and a cooler as everything you see is included right down to the bedding and cooking utensils! Enjoy the cozy fireplace for those chilly nights and the AC for the hot summer nights. The patio doors open onto a beautiful covered deck and also has a large fenced yard that backs onto the green space. The bunkhouse in the backyard offers a cozy bed with TV, heat, and AC! These lots are very much desired in this community as the clubhouse is only steps away. The clubhouse includes an indoor and outdoor pool, sauna, hot tub, exercise room, games room, laundry room, showers, and a community hall! You will also find a playground, tennis courts, beach volleyball, and baseball diamonds! Don't forget about the lake with its own boat launch and boat docks. This community is very much golf cart friendly and has tons of activities for the whole family to enjoy such as Halloween in August and a July long weekend golf cart parade.



Built in 2001

## Essential Information

MLS® #	A2210892
Price	\$169,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	393
Acres	0.05
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Park Model
Status	Active

## Community Information

Address	150 Cormorant Crescent
Subdivision	N/A
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

## Amenities

Amenities	Beach Access, Clubhouse, Boating
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan
Appliances	Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Window Coverings
Heating	Forced Air, Propane
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

**Exterior**

Exterior Features	Other, Storage
Lot Description	Back Yard, Backs on to Trees/Shrub(s), Landscaped, Lot, Close to Clubhouse
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Piling(s)



**Additional Information**

Date Listed	April 11th, 2025
Days on Market	9
Zoning	RR
HOA Fees	300
HOA Fees Freq.	MON

**Listing Details**

Listing Office	RE/MAX Landan Real Estate
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