

# **\$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

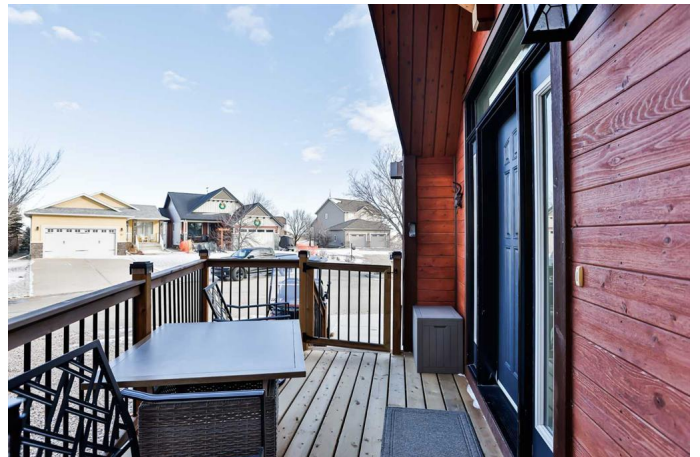
Only 90 minutes south of Calgary, your dream getaway awaits for your family and friends to enjoy at Lake McGregor Country Estates!

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	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Bar, Skylight(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Bar Fridge, Built-In Oven, Gas Cooktop
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	84
Zoning	RES
HOA Fees	3600
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                    RE/MAX REAL ESTATE - LETHBRIDGE

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.