

# \$485,000 - 74 Lake McGregor Drive, Rural Vulcan County

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MLS® #A2199719

**\$485,000**

3 Bedroom, 2.00 Bathroom, 1,279 sqft  
Residential on 0.13 Acres

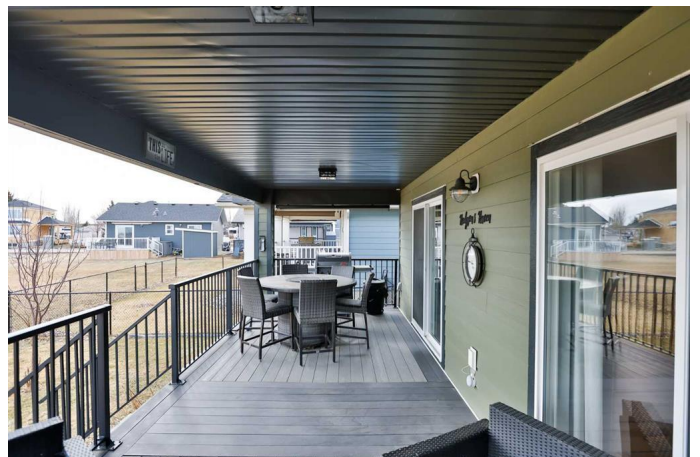
Lake McGregor Country Estates, Rural Vulcan County, Alberta

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 well maintained; you'll be more than impressed by the clubhouse!

There are opportunities with this property to buy it as an investment or Airbnb, or simply enjoy it for yourself!

You are just a 20-minute drive into Vulcan and a 10-minute drive into Lomond for groceries if needed, but other than that, there's no reason to leave this community! Pack your bags; we're headed to the lake!

Built in 2018

### **Essential Information**

MLS® #	A2199719
Price	\$485,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,279
Acres	0.13

Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	74 Lake McGregor Drive
Subdivision	Lake McGregor Country Estates
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

### Amenities

Amenities	Beach Access, Clubhouse, Outdoor Pool
Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Sump Pump(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, None

### Exterior

Exterior Features	Awning(s), BBQ gas line, Fire Pit, Lighting, Misting System
Lot Description	Backs on to Park/Green Space, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                March 11th, 2025  
Days on Market        40  
Zoning                      RR  
HOA Fees                  300  
HOA Fees Freq.        MON

**Listing Details**

Listing Office            RE/MAX REAL ESTATE - LETHBRIDGE

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