



GRASSROOTS
REALTY GROUP

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619 Lakeside Drive
Rural Vulcan County, Alberta

MLS # A2280128



\$549,900

Division:	Little Bow Resort		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,028 sq.ft.	Age:	1998 (28 yrs old)
Beds:	1	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Private
Floors:	Vinyl Plank	Sewer:	Private Sewer
Roof:	Clay Tile	Condo Fee:	\$ 212
Basement:	Full	LLD:	5-15-21-W4
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s)		
Inclusions:	Second Refrigerator		

Welcome to your private getaway in the heart of Little Bow Resort, one of Southern Alberta's favorite lake communities. This charming bungalow offers 1,027 sq ft of bright, open-concept living with vaulted ceilings, expansive windows, and a seamless flow between the kitchen, dining, and living areas—perfect for relaxed entertaining and effortless lake-life living. Natural light pours in while tranquil park and greenspace views create a true sense of escape. The kitchen is designed with both style and function in mind, featuring granite countertops, generous cabinetry and counter space, complemented by smart storage throughout the home including closet organizers and well-planned built-ins. Durable vinyl plank flooring and natural wood accents add warmth and practicality for a low-maintenance vacation lifestyle. The insulated attached double garage includes in-floor heating and provides plenty of room for vehicles, water toys, and seasonal gear. Downstairs, the full basement is already framed for two additional bedrooms, full bath and rec room and includes in-floor heating and numerous materials and components already on site to help complete development—offering a valuable head start for expanding your retreat or accommodating more guests. Enjoy mornings on the front porch, afternoons at the lake swimming or fishing, and evenings gathered around the outdoor fire pit under prairie skies. Resort amenities include pickle ball courts, walking and paths, boat launch, various beaches and abundant green space just steps from your door. Located only 20 minutes from Vulcan and approximately one hour from Calgary, Little Bow Resort is ideal for spontaneous weekend escapes or year-round enjoyment. A large parking area easily accommodates several vehicles RVs and a boat. Furniture is

negotiable for a truly turnkey opportunity. Whether you’re seeking a peaceful lake escape, a family recreation property, or a lifestyle investment, this home delivers the best of resort living in a beautifully natural setting.