



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

439 Sunset Drive
Rural Vulcan County, Alberta

MLS # A2303784



\$649,900

Division:	Little Bow Resort		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,278 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Overs		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, No Back Lane, No Neighbours Behind		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Laminate	Sewer:	Private Sewer
Roof:	Asphalt	Condo Fee:	\$ 212
Basement:	Partial	LLD:	5-21-15-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Natural Woodwork, Open Floorplan, Recessed Lighting		

Inclusions: Refrigerator in Garage, Work Bench in Garage and Shed

Welcome to your ideal escape at Little Bow Resort on Travers Reservoir… where relaxed lake living meets everyday comfort. Located just 1.5 hours from Calgary and under an hour to Lethbridge, this sought-after community attracts both weekenders and full-time residents looking to enjoy Alberta’s best-kept lake lifestyle. Situated on one of the largest lots in Phase 2 and backing onto open greenspace, this well-maintained bungalow offers over 1,900 sq ft of developed living space and stunning sunset views from the expansive front deck. The main floor features an open-concept layout designed for connection and ease, with a bright living and dining area flowing seamlessly into the kitchen. Rich cabinetry, subway tile backsplash, stainless steel appliances, a large island with seating, and a dedicated beverage station make this space ideal for entertaining after a day on the lake. French doors lead to the front deck, extending your living space outdoors. The primary bedroom includes a private 3-piece ensuite, while two additional bedrooms and a full 4-piece bath complete the main level, offering comfortable main-floor living for both families and retirees. Downstairs, the fully developed basement expands your options with a spacious rec room (perfect for a home theatre), wet bar, two additional bedrooms, a 3-piece bath, and flexible space. Both lower bedrooms can easily function as a home office, den, or hobby room, making this home ideal for remote work or multi-generational living. Step outside and experience what truly sets this property apart. The newer pressure-treated rear deck with built-in seating. This backyard has a hot tub, firepit area, with new outdoor lighting, and integrated speakers create the ultimate outdoor retreat. Perfect for entertaining or unwinding after a day on the water. The expansive yard also features mature perennial gardens

and plenty of space to relax or play. The oversized, insulated double garage and extended driveway provide ample room for vehicles, boats, and recreational toys. Community amenities include outdoor storage, a new pickleball. Recent updates include a newer roof (2015), central A/C (2019), and a hot water tank (2025) all providing comfort and peace of mind.