



GRASSROOTS
REALTY GROUP

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467 Sunset Drive
Rural Vulcan County, Alberta

MLS # A2309890



\$912,900

Division:	Little Bow Resort		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,247 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Boat, Concrete Driveway, Double Garage Detached, Drive		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behin		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: Private

Floors: Carpet, Vinyl Plank

Sewer: Private Sewer

Roof: Asphalt Shingle

Condo Fee: \$ 212

Basement: Full

LLD: 5-21-15-W4

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: R-1

Foundation: Poured Concrete, Slab

Utilities: -

Features: Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Polk Audio Speakers (13), Sink or Dog wash in Garage, Garage is Roughed in for Generator.

ELIGIBLE FOR FIRST HOME BUYERS GST REBATE. A stunning home by Alpine Boutique Builders where every detail has been thoughtfully woven into a layout that feels natural, breezy, and beautifully connected from top to bottom. The main floor welcomes you with vaulted ceilings that lift the space and draw in the light, creating a warm, coastal feel the moment you step inside. The great room's electric fireplace adds a rustic charm, making it a cozy gathering spot after a day by the water and allows you to step out to your front or back deck with incredible views. The kitchen flows seamlessly from here, designed with both style and function in mind—a seated island at the center, stainless appliances and plenty of storage and even a charming coffee bar complete with its own pot filler. It's a space meant for easy mornings, casual conversation, and the rhythm of lakeside living. The primary suite continues that sense of relaxation, offering a spa-like retreat with dual sinks and a flush base shower. Two additional bedrooms on this level provide welcoming spaces for family or guests. Large windows, abundant pot lighting, and smooth access to the covered deck and sundeck make indoor-outdoor living part of the everyday experience. Even outside, convenience is built in with hot and cold, water and gas hookups on all decks and driveway. The lower level extends that same inviting flow with two more spacious bedrooms (that could be a den or office). A dedicated laundry room with a sink, thoughtful storage areas, and mechanical rooms tucked neatly away make day-to-day living smooth and organized. Comfort is built into the core of the home. An air exchanger keeps fresh air circulating throughout every room, including the bathrooms. The entire lower level, including the garage has three-zone in-floor heating. A 97%

efficient furnace with a stainless steel core, head pump A/C and on-demand hot water ensure year-round comfort and efficiency. The oversized 28 x 33 ft garage is A DREAM and designed for true lake life, so spacious, with room for a pontoon or wakeboard boat and direct access to the lower level. It's also prepared for the practicalities that make living here easy: a radon system, sink rough-in with power for a possible dog wash, smart-home monitoring breakers, a 30-amp exterior plug for recreational equipment, 150-amp service, and full generator rough-ins for backup power whenever needed. From the vaulted main-floor living spaces to the welcoming lower level and outdoor retreats, the entire home is crafted for comfort, connection, and the relaxed charm of lakeside living. Little Bow Resort includes private beaches, boat launch and dock and pickle ball courts.