



**GRASSROOTS**  
REALTY GROUP

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**654 Lakeside Drive**  
**Rural Vulcan County, Alberta**

**MLS # A2314578**



**\$974,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Little Bow Resort                                                        |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Bungalow                                                                 |               |                   |
| <b>Size:</b>     | 1,401 sq.ft.                                                             | <b>Age:</b>   | 1996 (30 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Lake, Landscaped, No Back Lane  |               |                   |

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Stucco

**Foundation:** Poured Concrete

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** \$ 212

**LLD:** 5-21-15-W4

**Zoning:** R-1

**Utilities:** -

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Three TV Mounts, Solar Blinds, Phantom Screens, 26 ft Awning With Wind Sensor, Gas BBQ (6 Burners), Generator, In Garage: Cabinets, built in Drill Press, Grinder, & Vice.

**STUNNING VIEWS OF THE LAKE AND STEPS TO THE BEACH!!!** This incredible four-bedroom lakefront bungalow offers the perfect blend of year-round comfort and relaxed resort-style living. Whether you're searching for a full-time residence, weekend getaway, or retirement retreat, this property delivers exceptional space, quality, and lifestyle in the sought-after community of Little Bow Resort. Inside, the bright open-concept main floor showcases soaring vaulted ceilings, skylights that open and have remote blinds, recessed lighting, and expansive windows that flood the home with natural light while capturing beautiful lake views. The spacious kitchen is beautifully appointed with granite countertops, a moveable island, pantry, breakfast bar, and extensive custom cabinetry, making it ideal for entertaining family and friends. The adjoining dining and living areas create a warm and inviting atmosphere, highlighted by a stunning three-sided gas fireplace. The primary retreat features a spacious bedroom, walk-in closet, and ensuite while the second main floor bedroom and additional full bathroom provide excellent flexibility for guests or family. Convenient main floor laundry adds to the thoughtful layout. The fully finished basement expands your living space with two additional large bedrooms, another full bathroom, a massive games and recreation area, second gas fireplace, and extensive storage space including a cold storage room. Situated on a beautifully landscaped lot with no neighbours behind—only the beach and lake—this property offers exceptional privacy, peaceful surroundings, and direct enjoyment of lake living. Designed for entertaining and relaxing, the backyard features a large patio area, built-in six-burner gas BBQ, firepit with gas lighter, and retractable awning for added comfort on warm summer days and evenings. The

oversized, radiant heated double garage is exceptionally clean and well organized, featuring epoxy floors, extensive built-in cabinetry and slat wall storage systems. Designed with both functionality and versatility in mind, there is ample space for vehicles, tools, workshop needs, and all your lake toys. Bright lighting, workbench areas, and premium storage solutions make it an impressive year-round workspace. The stamped concrete driveway provides additional parking. Residents of Little Bow Resort enjoy boating, fishing both summer and winter, swimming, beach access, pickleball courts, and a welcoming lake community atmosphere. Additional upgrades include central A/C and a backup generator system that restores power within seconds during an outage. Experience the ultimate lake lifestyle at Little Bow Resort, where every day feels like a getaway.