



75, 32351 Range Road 55
Rural Mountain View County, Alberta

MLS # A2319369



\$274,999

Division:	Coyote Creek		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	555 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Golf Cart Garage, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Or		

Heating:	Fireplace(s), Forced Air, Propane	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,650
Basement:	None	LLD:	20-32-5-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	P-PCR
Foundation:	Block	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Vinyl Windows, Wired for Sound

Inclusions: Fridge, Gas Countertop Stove, Hood Fan, Built-In Wall Oven, Built-In Dishwasher, 6 Island Chairs, Built in Fireplace, Washer, Dryer, Dirt Devil Vacuum System, All Furnishings, All Window Coverings (Curtains, Blinds, & Exterior Roll Shutters), Built in TV with Sound System & Remotes, Original Factory Bed Spreads & Shams, Manufacturers Handbooks & Documents, Large Lockable Garden/Golf Cart Shed Outdoor Patio Brick Fireplace, 2 Large Tall Flower Pots, Patio Glass Top Table Dining Set, &Patio Fire Table with Propane Tank

Tee up the lifestyle you've been dreaming of at Coyote Creek RV Resort! Perfectly positioned along the picturesque 7th fairway, this exceptional 2013 two-bedroom park model offers a front-row seat to stunning golf course views, abundant wildlife, & the peaceful rhythm of resort living. From the moment you step inside, you'll appreciate how every detail has been designed for comfort & enjoyment. The rear living room is a true hole-in-one, featuring wall-to-wall windows that flood the space with natural sunlight while showcasing uninterrupted fairway views & frequent wildlife sightings. Relax after a day on the links in front of the fireplace or enjoy your favorite tournament on the retractable TV. The spacious kitchen is ready to host the entire foursome, boasting a massive island with seating for six, generous counter space, stainless steel appliances, a countertop gas stove, Built-in wall oven, microwave, refrigerator, & built-in dishwasher. Upgraded lighting throughout, including recessed dining area lighting, creates the perfect atmosphere whether you're enjoying breakfast before your tee time, or entertaining friends after the final putt. The primary bedroom offers a private retreat with custom bedding, in-cabinet mood & access lighting, & ample storage. The second bedroom features bunk beds with individual reading lights, making it ideal for family, grandchildren, or weekend golf guests. The FOUR!-piece bathroom includes a tub & shower combination, skylight, linen storage, & plenty of space for all your essentials. Step outside & discover where this property truly shines. The full-length deck offers endless options for outdoor seating, while the lower patio & fire pit area provide the perfect place to gather & share stories from the day's round. Sip your morning coffee as birds serenade the sunrise, watch deer wander through the wildlife corridor, or wave to golfers making

their way down the fairway. And when you're ready to improve your scorecard, the spectacular Coyote Creek Golf Course is just steps away. A large storage shed/ golf cart garage are included, and the golf cart is negotiable! Whether you're seeking a seasonal getaway, a golf enthusiast's paradise, or simply a peaceful retreat surrounded by nature, this remarkable property delivers championship-caliber living both on & off the course. Just minutes into Sundre for all of your essentials. "Home Is Where Your Story Begins!"