



96, 32379 Range Road 55  
Rural Mountain View County, Alberta

MLS # A2325908



**\$249,900**

<b>Division:</b>	Coyote Creek		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	564 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

<b>Heating:</b>	Fireplace(s), Forced Air, Propane	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 1,750
<b>Basement:</b>	None	<b>LLD:</b>	20-32-5-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	P-PCR
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** Fridge, Gas Stove, Microwave Hood Fan, Washer, Dryer, All Window Coverings, All Furnishings, Shed, Patio Furniture, BBQ, All Kitchen Equipment, Bedding, Towels, Vacuum Cleaner, 3500 Watt Generator With All Attachments, Lawn Mower, Whipper Snipper, Fertilizer Spreader, 2 TV's

Truly A Golfer's Dream Times FORE! Seasons! &ndash; You read that right. This is a 4 Season Property, With Year-Round Living, Right in the middle of the Coyote Creek Golf Course! Welcome to your perfect escape in the beautiful gated community of Coyote Creek RV Resort, where every day feels like a vacation & the golf course is quite literally your front yard! This meticulously maintained 2011 park model offers 563 sq. ft. of comfortable year-round living, perfectly positioned overlooking the 9th tee box for unbeatable views & easy access to the course. Convenient visitor parking is located directly across from the property, making it easy to welcome family & friends. Outside, you'll love the impressive 12' x 22' covered deck&mdash;ideal for morning coffee, afternoon entertaining, or simply enjoying the peaceful surroundings. The fully enclosed 12' x 11' Arizona room provides valuable additional living space & includes a hide-a-bed, making it perfect for overnight guests. Out back, gather around the concrete patio & firepit after a fantastic day on the links, sharing stories of the great shots of the day. The 8' x 10' storage shed offers plenty of room for your lawn mower, patio furniture, & seasonal essentials. On the North side of the home is where you&rsquo;ll find the year-round set up including the winter cistern! Step inside to discover an inviting open-concept layout filled with natural light from an abundance of windows. The cozy living room is centered around a charming gas fireplace with attractive built-in display shelving, creating the perfect place to relax year-round. The kitchen is thoughtfully designed with plenty of workspace & opens seamlessly to the dining area with seating for four. The spacious bedroom features a walk-in closet, built-in storage cupboards & convenient Jack & Jill access to the 4-piece bathroom, which is also accessible from the main

hallway. A stacking washer & dryer add everyday convenience, although the community laundry facility is only three sites away should you ever need it. The best part? This incredible property is being offered FULLY FURNISHED & COMPLETELY TURNKEY! Everything you see is included— from the furniture & décor, right down to the dishes, cutlery, bedding, & towels. It even comes complete with a 3,500-watt generator & lawn mower. Simply pack your clothes, groceries, & golf clubs, & start enjoying resort living immediately! As an added bonus, a one-year-old golf cart is also available for purchase separately. Whether you're searching for a year-round residence, a weekend getaway, or the ultimate golf lifestyle, this exceptional property truly wants for nothing but YOU!

“Home Is Where Your Story Begins!”