



GRASSROOTS
REALTY GROUP

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**10 Cormorant Crescent
Rural Vulcan County, Alberta**

MLS # A2333937



\$210,000

Division:	Lake McGregor Country Estates		
Type:	Residential/Other		
Style:	Park Model		
Size:	541 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Front Drive, Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Interior Lot, Landscap		

Heating:	Forced Air, Propane	Water:	Co-operative
Floors:	Carpet, Linoleum	Sewer:	Public Sewer, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	16-16-21-W4
Exterior:	Vinyl Siding	Zoning:	rr
Foundation:	-	Utilities:	-
Features:	Built-in Features		

Inclusions: NA

Escape to lake life at the hidden gem of Lake McGregor Country Estates! Located in this sought-after gated community, just 1 hour and 15 minutes from both Calgary and Lethbridge, this immaculate two-bedroom park model is the perfect family retreat. Inside, you'll find a bright and open-concept layout featuring a spacious primary bedroom plus a second bedroom with built-in bunk beds—ideal for kids or guests. The well-appointed kitchen offers stainless steel appliances, including a gas range, microwave hood fan, and refrigerator, making meal preparation both stylish and convenient. The inviting living room also features a cozy fireplace, perfect for relaxing evenings after a day at the lake. Step outside from the living room onto the beautiful deck, where you can relax and enjoy the peaceful surroundings. The fully fenced yard offers plenty of lush green space for children, pets, and outdoor entertaining. Need extra room for visitors? The separate bunkhouse behind the park model comfortably accommodates a queen-size bed, providing additional sleeping space for family and friends. Lake McGregor Country Estates is renowned for its exceptional amenities. Residents enjoy a spectacular clubhouse complete with indoor and outdoor swimming pools, a hot tub, sauna, fitness center, teen games room, coin-operated laundry, party room, full kitchen, and a spacious hall that hosts community dances, weddings, and special events throughout the season. Outdoor recreation includes tennis courts, a large sports field, playground, and easy access to the lake. Enjoy true lake living with a convenient boat launch, docks, and a beautiful sandy beach area complete with a fire pit, perfect for evening gatherings under the stars. There is also plenty of space for kayaks, paddle boards, and all your water toys, making it easy to take full

advantage of everything lake life has to offer. Boating enthusiasts will appreciate the secure gated boat storage, with storage spaces available for just \$100 per year, making it easy to enjoy everything Lake McGregor has to offer. This is also a very golf cart–friendly community, making it easy and fun to get around the resort, visit neighbours, head to the beach, or cruise over to the clubhouse in true relaxed lake style. Whether you’re looking for a weekend getaway, a summer retreat, or a four-season escape, this property offers the perfect combination of comfort, community, and recreation. Come discover why Lake McGregor Country Estates is one of Southern Alberta’s best-kept secrets!