



GRASSROOTS
REALTY GROUP

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436 Sunset Drive
Rural Vulcan County, Alberta

MLS # A2334572



\$655,155

Division:	Little Bow Resort		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,328 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Driveway, Insulated, Oversized, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 212
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	GROUPED RESERVOIR RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Gas BBQ, 3 custom-made log beds, lawn tractor, foosball & ping-pong tables, plus any or all other furniture and accessories		

Welcome to 436 Sunset Drive in Little Bow Resort, where expansive indoor living, incredible outdoor spaces and a front-row position overlooking the resort's largest green space come together in one very unique property. This beautifully maintained brick bungalow offers approximately 2,500 sq. ft. across two levels, with an open, airy design that makes the most of its spectacular setting. Step inside and the first thing you'll notice is the 40-foot-wide great room, designed around a dramatic wall of windows that brings the outdoors in. Vaulted ceilings, exposed beams, premium laminate flooring and an abundance of natural light create an inviting space for everything from quiet weekends to entertaining a crowd. The kitchen is open to the dining and living areas and features a large island, ample cabinetry and direct connection to the home's extensive outdoor living spaces. There is a fireplace rough-in on the outside living room wall if you wanted to add a fireplace. The main level also offers three comfortable bedrooms, a full bathroom and plenty of storage, while the lower level adds a tremendous amount of flexible space for guests, recreation and family fun. The partially developed basement includes two additional bedrooms, a bathroom, laundry and a large recreation area with room for games, lounging and more (foosball and ping pong table included). The existing layout makes this an ideal getaway for family and friends. Then there is the outdoor living.... multiple decks across the rear of the home overlook the expansive green space behind, providing plenty of room for dining, relaxing and entertaining. Head upstairs to the roofline upper deck and you'll discover a true bird's-eye, 360-degree view - an exceptional vantage point to take in the resort, surrounding landscape and big prairie skies. The low-maintenance brick exterior is both attractive and practical, while the

oversized garage offers an overheight 12-foot garage door, making it exceptionally useful for larger vehicles, boats, recreational equipment and all the toys that come with resort living. Located in Little Bow Resort, this property enjoys access to the lake and resort amenities, including parks, picnic areas, pickleball courts, beach access and boat launch. The home backs directly onto green space with no neighbours behind, creating a wonderful sense of openness and privacy. For the buyer looking for a truly easy getaway, there is an intriguing option: the buyer has the option to include 3 custom-made log beds, a lawn tractor, foosball and ping-pong tables and pretty much all the other furniture and accessories (right down to forks and knives). Choose the pieces you want - take advantage of the opportunity to create a virtually turn-key resort retreat from day one. Whether you're looking for a family escape, a place to gather with friends or simply your own piece of resort living you have found it! Views and outdoor living that are hard to duplicate. Come for the lake. Stay for the views.