



GRASSROOTS
REALTY GROUP

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146, 32379 Range Road 55 Road
Rural Mountain View County, Alberta

MLS # A2341384



\$247,000

Division:	Coyote Creek		
Type:	Residential/Other		
Style:	Park Model		
Size:	536 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Few Trees, Lawn, Level, No Back Lane, On Golf Course, Rectangular Lot, Se		

Heating:	Forced Air, Propane	Water:	Co-operative
Floors:	Carpet, Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,750
Basement:	-	LLD:	20-32-5-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	9
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan		

Inclusions: Lawn mower, BBQ, propane fire pit x2, all furniture, everything as viewed, Golf cart

FORE SALE!! Tee up the lifestyle you've been dreaming about at Coyote Creek Golf & RV Resort! Perfectly positioned backing onto the 9th green and close to the clubhouse, this beautifully maintained 2015 Forest River one-bedroom park model is being sold turnkey—right down to the golf cart, furnishings, tools and outdoor entertaining essentials. Step inside to a bright, welcoming interior with vaulted ceilings and an abundance of windows. The comfortable living area features a cozy gas fireplace and four La-Z-Boy-style chairs, making it the perfect place to relax after a day on the course. The bedroom features an electric lift bed for comfortable TV viewing, and with three TVs throughout, there's no shortage of places to catch the game. The well-equipped kitchen includes a full-size refrigerator, dishwasher, microwave and five-burner propane stove. When family and friends arrive, there's room for everyone around the impressive large dining table with an extra leaf, seating approximately 10–12 people. Summer living really happens outside! The full-length covered deck becomes an extension of your living space, complete with three skylights and roll-down screens. Enjoy your morning coffee overlooking the golf course, fire up the Broil King BBQ, or spend the evening gathered around the propane fire table or propane fire pit. Outside, you'll find a cement parking pad, side lawn and three large mature spruce trees along the back, creating an attractive setting while still enjoying your coveted location overlooking the 9th green. There's also a storage shed loaded with tools, lawn mower and more. And best of all, the 2014 golf cart is included! This truly is a turnkey recreational property where virtually everything you need is already here. Pack your clothes, grab your golf clubs and bring the

steaks—the rest is already here!