



GRASSROOTS
REALTY GROUP

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181, 32379 Range Road 55
Rural Mountain View County, Alberta

MLS # A2349961



\$189,900

Division:	Coyote Creek		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	388 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Land		

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

Inclusions: 2015 Cedar Creek Destination Trailer, Everything inside the Destination Trailer, All Patio/Deck Furniture Including BBQ & Picnic Table, Fire Pit & Storage Shed

Truly A Golfer's Dream Times FORE! – This is a 3 Season Property is 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 2015 destination trailer offers 388 sq. ft. of comfortable living space, perfectly positioned & tucked at the back portion of the resort, but still close to amenities such as the shower & laundry facilities. Outside, you'll love the impressive 11' x 35' partially covered composite deck with metal roof & railing—ideal for morning coffee, afternoon entertaining, or simply enjoying the peaceful surroundings. The tree enclosed firepit and picnic table area gives the privacy you crave as well as protection from the elements while enjoying your favorite beverage after a fantastic day on the links, sharing a tale or two about the days scores and “almost a hole-in-one” stories with friends & family. The wired 10' x 12' storage shed offers plenty of room for your lawn mower, patio furniture, & seasonal essentials. 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 electric fireplace with attractive built-in cabinets & display shelving, creating the perfect place to relax year-round. The kitchen is thoughtfully designed with plenty of counter workspace & opens seamlessly to the dining area that is currently set up with an extra comfy chair. The spacious bedroom features not only built-in storage cupboards but hidden away in one of the cupboards is a stacking washer & dryer, adding everyday convenience, although the community laundry/shower facility is only a short walk or golf cart ride 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 the patio furniture & BBQ. Simply pack your clothes, groceries, & golf clubs, & start enjoying resort living immediately! Whether you're searching for a weekend getaway, or the ultimate golf lifestyle, this exceptional property truly wants for nothing but YOU! "Home Is Where Your Story Begins!"