

# \$659,000 - 6 Lake McGregor Drive, Rural Vulcan County

MLS® #A2204515

**\$659,000**

2 Bedroom, 2.00 Bathroom, 1,365 sqft

Residential on 0.12 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

Seize a rare opportunity to craft your dream lakefront lifestyle with this exceptional build by District North Development. Escape the city's clamor and embrace unparalleled luxury in this expansive open-concept bungalow. Designed to maximize both space and breathtaking views, this residence offers a seamless blend of comfort and sophistication. Imagine waking up to panoramic lake vistas from your primary suite, complete with a lavish ensuite and walk-in closet. A versatile second bedroom or office adds flexibility to your living space. The heart of the home, a striking kitchen and living area, is bathed in natural light, showcasing the development's signature vistas through generous windows. High-end finishes, including luxury vinyl plank flooring, quartz countertops, and a durable Hardie Board exterior, ensure lasting elegance.

This is a pre-construction opportunity, allowing you to personalize your finishes and truly make it your own. Renderings depict the standard floorplan with optional upgrades.

Lake McGregor, a 40km jewel of Alberta, boasts pristine sandy beaches and warm, inviting waters. The exclusive resort community offers private lake access and shared boat slips, along with a wealth of amenities: basketball, baseball, tennis, beach volleyball, a driving range, indoor and outdoor pools, a hot tub, and much more. Discover



Alberta's best-kept secret and create a life of unparalleled leisure.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2204515    |
| Price          | \$659,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,365       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 6 Lake McGregor Drive         |
| Subdivision | Lake McGregor Country Estates |
| City        | Rural Vulcan County           |
| County      | Vulcan County                 |
| Province    | Alberta                       |
| Postal Code | T0L 1G0                       |

Amenities

|                |                                                                                                                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Coin Laundry, Fitness Center, Indoor Pool, Picnic Area, Playground, Recreation Facilities, Trash, Dog Park, Dog Run, Gazebo, Laundry, Outdoor Pool, Pool, Party Room, Recreation Room, RV/Boat Storage, Storage |
| Parking Spaces | 2                                                                                                                                                                                                                                                 |
| Parking        | Boat, Single Garage Attached                                                                                                                                                                                                                      |
| # of Garages   | 1                                                                                                                                                                                                                                                 |

Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s) |
|-------------------|------------------------------------------------------------------|

|                 |                                          |
|-----------------|------------------------------------------|
| Appliances      | Dishwasher, Electric Range, Refrigerator |
| Heating         | Forced Air, Natural Gas                  |
| Cooling         | None                                     |
| Fireplace       | Yes                                      |
| # of Fireplaces | 1                                        |
| Fireplaces      | Gas, Great Room                          |
| Has Basement    | Yes                                      |
| Basement        | Full, Unfinished                         |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | None                                                                         |
| Lot Description   | Backs on to Park/Green Space, Close to Clubhouse, Lake, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Cement Fiber Board, Wood Frame                                               |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | March 24th, 2025          |
| Days on Market | 221                       |
| Zoning         | GROUPED RESERVOIR RESIDEN |
| HOA Fees       | 300                       |
| HOA Fees Freq. | MON                       |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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