

# \$665,000 - 174068 Range Road 214, Rural Vulcan County

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MLS® #A2236047

**\$665,000**

3 Bedroom, 3.00 Bathroom, 966 sqft  
Residential on 5.36 Acres

Sunset Marks, Rural Vulcan County, Alberta

**\*Welcome to Your Ideal Recreational Getaway  
on Lake McGregor\*\***

Discover the perfect recreational property just over an hour from Calgary at Sunset Marks on Lake McGregor. This stunning lakefront home provides an exceptional setting to entertain friends and enjoy various activities both on and off the water. Whether you prefer paddleboarding, kayaking, kiteboarding, motorboating, or even ice fishing in the winter, this location has it all.

Set on just under 7 acres, the charming 1956 home boasts 960 square feet of living space, which was thoughtfully brought in and placed on a new concrete walkout foundation in 2004. The property features 3 comfortable bedrooms, 2.5 bathrooms, and a fully developed basement with an abundance of windows, allowing natural light to flood the space.

The main floor showcases huge windows that offer breathtaking views of the lake, complemented by a fully wraparound deck â€”perfect for enjoying those beautiful summer evenings. The home is equipped with two potable water tanks, each holding 1,250 gallons. Recent upgrades include a new air conditioning system installed in 2023, and the kitchen was modernized in 2009. The furnace



and hot water tank were also replaced when the house was placed on its foundation in 2004.

Additional features of this property include in-floor heating in the basement, a spacious 34 x 52 workshop with RV parking and propane heat, and 2 X 12' x 14' doors for easy access. A rainwater collection system is in place, providing 1,250 gallons of stored rainwater for watering the lawn.

An additional outbuilding with its own electricity, shower, and toilet is conveniently hooked up to the septic system, enhancing the property's functionality. The home runs on propane, with two tanks located on the property.

For water enthusiasts, there's a boat launch just down the road. The roof and siding were replaced in 2009, ensuring a well-maintained exterior. The closest town is Milo, which offers various amenities for your convenience.

Don't miss out on this unique opportunity to own a piece of paradise that combines relaxation, recreation, and the beauty of lakefront living.

Built in 1956

**Essential Information**

MLS® #	A2236047
Price	\$665,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	966
Acres	5.36
Year Built	1956

Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	174068 Range Road 214
Subdivision	Sunset Marks
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 1L0

### Amenities

Parking	Gravel Driveway, Heated Garage, Insulated, Parking Pad, Quad or More Detached, RV Access/Parking, RV Garage
# of Garages	3
Is Waterfront	Yes

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Window Coverings
Heating	In Floor, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Yard, RV Hookup
Lot Description	Beach, Lake, No Neighbours Behind, Private, Views, Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	31
Zoning	Acreage with Residence

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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