

**28, 32351 Range Road 55
Rural Mountain View County, Alberta**

MLS # A2264384



\$274,900

Division:	Coyote Creek		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	586 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Golf Cart Garage, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Low Maintenance		

Heating:	Fireplace(s), Forced Air, Propane	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,500
Basement:	None	LLD:	20-32-5-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	P-PCR
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Propane Stove, Fridge, Microwave Hood Fan, Built-In Dishwasher, Stacking Washer & Dryer, 2 x TV's, Sound Bar, Dining Room Table & Chairs, All Window Coverings, 2 x Patio Heaters, Fire Table, Couch, BBQ, Storage Box, 2 x Wired Sheds, 200 Gallon Water Tank & Trailer, Deep Freeze, Golf Cart, All "As-Is, Where-Is"

Step into the best of golf course living at this impeccably maintained year-round Park Model home, nestled on a beautifully landscaped & oversized corner lot (0.09 acres) in the prestigious Coyote Creek Golf & RV Resort near Sundre. This one-bedroom, one-bathroom, 586 sq ft home is designed for comfort, function, & relaxation — with year-round appeal. Inside, enjoy the open-concept layout flooded with natural light from large south-facing windows. The spacious kitchen boasts ample counter space, pantry storage, & room for an island — ideal for entertaining or prepping meals after a day on the course. Vaulted ceilings & warm finishes complement the drywalled interior (no panels here!), & the home is fully insulated (R30 walls/R40 roof) for true four-season use. The bedroom features custom built-in cabinetry, while the 3-piece bathroom includes a stacking washer/dryer & a generous corner shower for everyday convenience. A new water pump (2024) supports a fully winterized cistern system with water trailer heater, ensuring functionality even in -40°C. Step outside & relax on the impressive 12' x 40' covered deck — nearly doubling your living space! Included are a fire table, dining set, outdoor couch, & BBQ — making this your go-to outdoor retreat. The property includes a full concrete pad, low-maintenance landscaping, & extensive extras such as a 200-gallon cistern & 200-gallon water trailer (heated). A 10x12 hardwired & finished golf garage/workshop. A 8x12 hardwired & finished storage shed with shelving & deep freeze. AND THE GOLF CART IS INCLUDED! Located just minutes from Sundre, where you'll find shopping, schools, an Aquaplex, gym, arenas, public library, & the Arts Centre. Whether you're a passionate golfer, nature lover, or simply looking to downsize or invest in a secondary residence

— this home delivers an unmatched RV lifestyle opportunity with all the amenities of a full-time home. “Home Is Where Your Story Begins!”