

# \$750,000 - 727 Lakeside Drive, Rural Vulcan County

MLS® #A2195318

## \$750,000

2 Bedroom, 3.00 Bathroom, 1,195 sqft  
Residential on 0.14 Acres

Little Bow, Rural Vulcan County, Alberta

Welcome to this custom-built executive bungalow in the highly sought-after Little Bow Resort, offering the perfect blend of modern design and top-tier craftsmanship. With 2,391 sq. ft. of total living space, this home is constructed with an ICF foundation and Greenstone ICE Panel construction for all exterior walls and flooring, including the basement. This ensures an airtight, non-toxic, and highly energy-efficient environment, providing consistent warmth and exceptional durability throughout the entire home. Inside, youâ€™ll find 2 spacious bedrooms and 2.5 baths, with the primary bedroom and 1.5 baths located on the main floor. The home is equipped with central air conditioning for year-round comfort and instant hot water for added convenience.

The finished basement adds an additional 1,196 sq. ft. of living space, perfect for guests or entertaining, and includes two Murphy beds. It also features a flex family room and a wet bar, making it an ideal space for gatherings or relaxation. The living area boasts vaulted ceilings that enhance the open, airy feel of the home, and the acoustic insulated roof comes with a lifetime warranty, ensuring both peace and longevity.

The property also includes an oversized 30â€™<sup>TM</sup>5â€™<sup>TM</sup> x 22â€™<sup>TM</sup>10â€™<sup>TM</sup> garage with 9â€™<sup>TM</sup> doors, in-floor heating, and dual drive-through doors, providing ample space for all your toys.



The extended triple car driveway with exposed aggregate concrete offers additional parking for guests. Outdoor living is a highlight, with a south-facing backyard featuring both an upper and lower deck, and the only rooftop deck in the community offering breathtaking lake views. The home also includes an irrigation system for easy yard maintenance and triple-pane windows for superior insulation.

As part of the Little Bow Resort community, youâ€™ll enjoy a community pass for holiday and recreational parking, along with year-round self-sufficiency thanks to on-site water and sewer treatment facilities. There are no age restrictions in the community, and strong Telus and Rogers cell service ensures reliable connectivity. Located just 1.5 hours from Calgary, this home offers the perfect combination of seclusion and accessibility, making it ideal as a year-round residence or a luxurious retreat.

Built in 2023

**Essential Information**

MLS® #	A2195318
Price	\$750,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,195
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	727 Lakeside Drive
Subdivision	Little Bow
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L2B0

### **Amenities**

Amenities	Beach Access, Boating, Park, Parking, Picnic Area, Recreation Facilities, RV/Boat Storage, Storage, Trash, Visitor Parking
Parking Spaces	5
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt, Flat Torch Membrane, Foam, Membrane
Construction	Composite Siding, Concrete, ICFs (Insulated Concrete Forms), Metal Frame, See Remarks, Vinyl Siding
Foundation	ICF Block

### **Additional Information**

Date Listed	February 18th, 2025
Days on Market	73
Zoning	RR

### **Listing Details**

Listing Office	Real Broker
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