

# \$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, Dog Park, Dog Run, Fitness Center, Gazebo, Indoor Pool, Laundry, Outdoor Pool, Party Room, Picnic Area, Playground, Pool, Recreation Facilities, Recreation Room, RV/Boat Storage, Storage, Trash
Parking Spaces	2
Parking	Boat, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
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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	112
Zoning	GROUPED RESERVOIR RESIDEN
HOA Fees	300
HOA Fees Freq.	MON

## Listing Details

Listing Office	MaxWell Capital Realty
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