

# \$739,900 - 727 Lakeside Drive, Rural Vulcan County

MLS® #A2225420

**\$739,900**

2 Bedroom, 3.00 Bathroom, 1,202 sqft

Residential on 0.15 Acres

Little Bow, Rural Vulcan County, Alberta

Experience exceptional lake community living in this custom executive bungalow, perfectly located in the sought-after Little Bow Resort. Enjoy unbelievable indoor and outdoor spaces, including the only rooftop deck in the community, where you can enjoy panoramic lake views. The open-concept layout features a bright and inviting living area anchored by a gas fireplace. The chef-inspired kitchen includes a large island, quartz countertops, ceiling-height cabinetry, stainless steel appliances, and ample storage. The spacious primary bedroom offers a beautiful ensuite with a walk-in shower and dual sinks. Convenient main floor laundry adds to the ease of everyday living as well as a half bath and built in desk space. The fully finished basement adds over 1,100 sq. ft. of FLEXIBLE living space, featuring another bedroom, a full bath, a large recreation room, and two queen-sized Murphy beds—perfect for accommodating extra guests or easily tucked away to create more space for activities. In only a moment you can create another bedroom! This is an ideal setup for entertaining or hosting visitors. The oversized 23'2" Ã— 30'8" heated garage is a dream!! Featuring in-floor heating, drive-through doors, 220V wiring, and plenty of space for all your toys and tools. Outdoor living shines with not only the rooftop patio but also a main floor deck and a stunning backyard patio. Built with longevity and performance in mind, the home features an ICF foundation and Greenstone ICE Panel



constructionâ€”providing superior energy efficiency, durability, and acoustic insulation. Triple-pane windows and a sound-insulated roof with a lifetime warranty ensure lasting comfort and peace of mind. Additional upgrades include central air conditioning, a tankless hot water system, remote control blinds and a sump pump. Just steps from the beach and boat launch, and within close proximity to both Calgary and Lethbridge, this property is the perfect full-time residence or weekend escape.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225420    |
| Price          | \$739,900   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,202       |
| Acres          | 0.15        |
| Year Built     | 2022        |
| 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 | T0B2R0              |

### **Amenities**

|                |                                                                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Recreation Facilities, RV/Boat Storage, Trash, Beach Access, Boating                                                                                              |
| Parking Spaces | 5                                                                                                                                                                 |
| Parking        | 220 Volt Wiring, Heated Garage, Double Garage Attached, Driveway, Drive Through, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Workshop in Garage |
| # of Garages   | 2                                                                                                                                                                 |

### **Interior**

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

### **Exterior**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard, Courtyard, BBQ gas line                                                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Many Trees, No Neighbours Behind, Garden, Low Maintenance Landscape |
| Roof              | Asphalt, Flat Torch Membrane                                                                                                       |
| Construction      | Composite Siding, Concrete, ICFs (Insulated Concrete Forms)                                                                        |
| Foundation        | ICF Block                                                                                                                          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 62             |

Zoning R-1

Listing Details

Listing Office Royal LePage Benchmark

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