

# **\$122,900 - 135 Cormorant Crescent, Rural Vulcan County**

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MLS® #A2211806

**\$122,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.04 Acres

Lake McGregor Country Estates, Rural Vulcan  
County, Alberta

Welcome to Alberta's best kept secret the 52 km Lake McGregor!! This lake is conveniently just a short drive from Calgary and Lethbridge!!! An Estate gated community that provides year round living and a 13,000 sqft club house to live for!!! It has a games room, indoor & outdoor pool a hot tub and a sauna. As well as gym, laundry room, showers, arcade, private lounge and a large rec room. If you love spending time outside you can walk for hours on the endless paths, play tennis/pickleball, basketball, volleyball or baseball!!! Never a dull moment in this wonderful community as they have events all summer long. Your family and friends can rent lots and join in the fun!! There is also a private boat launch, marina and a year round storage yard. Enjoy the sandy beach that comes complete with picnic tables. This lot is located right beside the walking path making getting to the club house super easy. The 13'x28' brand new composite deck featuring glass railing and aluminum deck cover makes this a true oasis for your enjoyment. The 5th wheel is not included but can be purchased at an additional cost.



## **Essential Information**

MLS® #                      A2211806

Price	\$122,900
Bathrooms	0.00
Acres	0.04
Type	Land
Sub-Type	Recreational
Status	Active

**Community Information**

Address	135 Cormorant Crescent
Subdivision	Lake McGregor Country Estate
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L1G0

**Amenities**

Amenities	Beach Access, Boating, Cabins, Campground, Community Center, Outdoor Pool, Park, Parking, Picnic Area, RV Hookups, Tennis Courts, Trails, Waterfront
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**Additional Information**

Date Listed	April 14th, 2025
Days on Market	6
Zoning	RR

**Listing Details**

Listing Office	Century 21 Foothills Real Estate Ltd.
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